HEALTHY HOUSING FOUNDATION APARTMENTS
CITY OF FORT LAUDERDALE, FLORIDA
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

DRC SET - SITE PLAN LEVEL II (DRAC)
MAY 24, 2019
DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Planned Unit Development District (PUD) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II in Regional Activity Center $4,290.00
- Site Plan Level I $2,470.00
- Change of Use (requiring Development Review) $300.00
- Parking Reduction (in addition to Site Plan fee) $970.00
- Flexibility Units/Acreage (in addition to Site Plan fee) $60.00

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if it does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

Case Number: R1901[5]
Submittal Date: 5/24/2019
Intake By: NJK
Civic Association: City Commission District

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name: AIDS HEALTHCARE FOUNDATION
Address, City, State, Zip: 6255 W. SUNSET DR 21ST FLR, LOS ANGELES, CA 90028
Phone Number: Email: mark.dyer@aidshealth.org
Proof of Ownership: Tax Record

C. AGENT CONTACT INFORMATION: If AGENT is to represent OWNER, notarized letter of consent is required

Agent's Name: Debbie M. Orshefsky / H&K
Address, City, State, Zip: 515 E. Las Olas Blvd, Suite 1208, Ft. Lauderdale FL 33301
Phone Number: Email: Debbie.Orshefsky@hklaw.com
Letter of Consent Submitted: Yes [X] or No

D. DEVELOPMENT INFORMATION

Project Name: HEALTHY HOUSING FOUNDATION APARTMENTS
Project Address: 700 SE 4th Ave
Legal Description: TRIO PLAT 153-38 B Por of PAR A...see Survey
Tax ID Folio Numbers: 5042101F0020
Description of Project: Apartment Building

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Land Use Designation: D-REGIONAL ACTIVITY CENTER</td>
<td>D-REGIONAL ACTIVITY CENTER</td>
</tr>
<tr>
<td>Zoning Designation: RAC-CC</td>
<td>RAC-CC</td>
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<tr>
<td>Use of Property: PARKING LOT / RESIDENTIAL</td>
<td>RESIDENTIAL/RETAIL/FIRE RESCUE</td>
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<tr>
<td>Number of Residential Units: 4</td>
<td>500 units - 162,926 sq ft (residential)</td>
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<tr>
<td>Non-Residential SF (land &amp; buildings)</td>
<td>1,375 [retail:4,475 (fire rescue); 33,707 (plsr); 72,597 (service/other)]</td>
</tr>
<tr>
<td>Bldg Sq. Ft. (include structured parking)</td>
<td>277,282 sq ft</td>
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F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Required Per ULD</th>
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<tr>
<td>Lot Size (SF / Acre)</td>
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<tr>
<td>Lot Density (Units/Acre)</td>
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<tr>
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<td>95' - 295' x 155' - 300'</td>
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<tr>
<td>Building Height (Feet / Floors)</td>
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<td>Floor Area Ratio (F.A.R.)</td>
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<td>Lot Coverage</td>
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<td>Vehicular Use Area</td>
<td>844 SF = 1.4%</td>
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<td>Parking Spaces</td>
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<td>Front</td>
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<td>6.7' (36.7' to CL)</td>
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<tr>
<td>Side</td>
<td>5' (35' TO CL per MP)</td>
<td>10' (36' to CL)</td>
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<tr>
<td>Side</td>
<td>0'</td>
<td>10'</td>
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<tr>
<td>Rear</td>
<td>5' (35' TO CL per MP)</td>
<td>11.2' (37.1' to CL)</td>
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</table>
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- COMPLETED APPLICATION with all pages filled out as applicable;
- PROOF OF OWNERSHIP (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
- PROPERTY OWNER'S SIGNATURE and/or agent letter signed by the property owner;
- PROJECT DESCRIPTION NARRATIVE describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
- ULD CODE NARRATIVE response referencing all applicable sections of the ULD Code, with point-by-point responses of how project complies with criteria. Reference ULD Code language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;
- ADDRESS VERIFICATION FORM (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects

- TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULD Code Section 47-24)
- PUBLIC PARTICIPATION ORDINANCE acknowledgement for Site Plan Level III or IV
- COLOR PHOTOGRAPHS of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- One (1) original set, signed and sealed at 24” x 36”
- Seven (7) copy sets, with plans at 11” x 17”

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. All copy sets must be clear and legible and should include any graphic material in color. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- PLANS “A” thru “J” with all elements as listed under Technical Specifications,
  A. Cover Sheet
  B. Survey
  C. Site Plan
  D. Details
  E. Floor Plans
  F. Building Elevations
  G. Additional Renderings
  H. Landscape Plan
  I. Photometric Diagram
  J. Civil Plans

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

- DOCUMENTS containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: “InsertProjectName”Documents.pdf
- NARRATIVES containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: “InsertProjectName”Narratives.pdf
- PLANS containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: “InsertProjectName”Plans.pdf

ID Number: DSD.UDP.SP
Revision Number: 2
Revision Date: 3/27/2019
Page: Page 3 of 6
Pending Approval by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked.
City Clerk's Office  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: AIDS Healthcare Foundation/Healthy Housing Foundation

To Whom It May Concern:

Please be advised that Debbie M. Orshefsky with Holland & Knight LLP is hereby authorized to represent and otherwise appear on behalf of AIDS Healthcare Foundation and the Healthy Housing Foundation with respect to any applications for approval required to be submitted to the City of Fort Lauderdale, Florida.

If you have any questions concerning the foregoing, please do not hesitate to contact me at 954-318-4346.

Very truly yours,

AIDS HEALTHCARE FOUNDATION/HEALTHY HOUSING FOUNDATION

By: 

Title: Senior Director of Operations, AHF Southern Bureau

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 3rd day of December, 2018 by Russell Walker, as Sr. Dir. Operations, an authorized signatory for AIDS Healthcare Foundation on behalf of the corporation. Russell Walker is personally known to me or has produced identification.  

(Seal)

Mary Cadahia  
Notary Public-State of Florida  
Commission Number: 59-062091
May 24, 2019

Anthony Fajardo, Director
Department of Sustainable Development
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

Re: 409 SE 8th Street – Site Plan Level II-DRAC Narrative

Dear Mr. Fajardo:

This firm represents AIDS Healthcare Foundation, Inc., as owner and applicant ("Applicant" or "AHF") of the real property located at 409 SE 8th Street, Fort Lauderdale, FL 33316 (the "Property"). The Applicant hereby requests Site Plan Level II approval for 500 residential units (the "Apartments"), a fire rescue station and retail use (all three uses are hereinafter referred to as the "Project") to be developed on the Property.

AHF created the "Healthy Housing Foundation by AHF" as an initiative to provide housing units at an affordable cost to low-income residents. AHF is proposing an innovative housing solution that does not require governmental subsidies for affordable housing. The proposed rental apartments will be income restricted to tenants with a household income of not more than 50% of Area Median Income ("AMI"). In order that residents of the Apartments do not suffer a housing "cost burden" (i.e., spending more than 30% of their monthly income on housing costs), rents will range from a minimum of $500.00/month to a maximum not to exceed this 30% standard. The minimum lease term will be 1 year. The apartments will be comprised of 500 one-bedroom units ranging in size from 263 square feet to 410 square feet. These size units are typically referred to as "micro units". Although smaller than many units being developed in the City of Fort Lauderdale, micro units are functionally the same as traditional one-bedroom units, and include a full kitchen, full bathroom, separate living room/dining area and bedroom.

The Property is zoned: Downtown Regional Activity City Center ("RAC- CC") with an underlying land use designation of Regional Activity Center. The Property is located in the Near Downtown Character Area under the purview of the Downtown Master Plan. The Near Downtown promotes an intermediate-scale mixed residential area, consisting primarily of a variety of housing and commercial uses.

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The Property is situated within walking distance to Stranahan Park, Broward College, FAU, the Broward County Library, Publix, and the Broward County Courthouse and Clerk of Courts. Additionally, the Property is located less than one mile from Broward Health Medical Center.

The Property is also situated in close proximity to multiple Broward County Transit stops and the Broward Central Terminal. These transit options are vital to a commuter workforce primarily comprised of low-income households.

The location of the Property in close proximity to employment opportunities, neighborhood retail, as well as transit service, makes the Property uniquely well suited for this residential development.

1. **Downtown Master Plan**

The Downtown Master Plan is meant to be a guide for development projects and sets forth the City’s vision for its downtown. Accordingly, the plan and its guidelines are “general in nature” because its authors understood that “[e]very site specific condition [could not] be anticipated.” The design guidelines are “not meant to be prescriptive, but qualitative and reflective” and serve as design-based “suggestions that will assist in the implementation of the Downtown Master Plan. *Downtown Master Plan, Chapter 4, Design Guidelines, Page 4.4.*” Notwithstanding that the Downtown Master Plan was adopted as a guide and not prescriptive standards, in consideration of the City Commission having recently directed staff to propose amendments to the ULDR and codify certain provisions of the Downtown Master Plan, the Applicant has endeavored to conform the Project to the proposed codifications. Attached hereto as Exhibit A is an analysis of the Project’s conformance with these Proposed Codifications.

There are twelve Planning Principles of the Downtown Master Plan. *Downtown Master Plan, pages 1.6 – 1.9.* They are as follows:

- Capture a greater share of regional development;
- Increase residential opportunities Downtown, with supporting amenities;
- Strengthen areas of varied neighborhood character and distinct identity;
- Focus most intense development in a compact core;
- Surround the core with strong, walkable, mixed-income neighborhoods;
- Create extroverted, pedestrian friendly buildings;
- Get greater value from past investments and existing resources;
- Make the Las Olas – Riverwalk Corridor a top priority;
- Return the river to its central role and better connect the two sides;
- Green the Downtown with a connected system of parks, trails and streets;
- Provide alternatives to the car: walking, transit and cycling;
- Connect to the surrounding neighborhoods, the beach and regional destinations.

  a. Capture a greater share of regional development.

“Located in one of the nation’s fastest growing regions, Fort Lauderdale has lagged dramatically behind neighboring civic centers in population growth. As national
trends indicate a rebirth of city living, Downtown Fort Lauderdale is poised to support a significant increase in its residential population which, in turn, will support and sustain future economic development and urban vitality. Increased Downtown redevelopment can be managed in a responsible sustainable way that can create a vibrant, mixed-use city center.”

Principle 1, Downtown Master Plan, pg. 1.6.

As stated by the above principal, Fort Lauderdale is poised to support a significant increase in its residential population, and in fact, has seen the increase. The majority of new residential construction to support this population has been geared towards the luxury market. The City of Fort Lauderdale needs to diversify its housing options to support economic development and urban vitality.

b. Increase residential opportunities Downtown, with supporting amenities.

“A variety of residential options are essential for the long-term growth of the Downtown. Housing opportunities should exist for a variety of income levels and family types. Workforce housing, live-work units, family-oriented housing, and luxury condominiums are just a few of the residential types that should co-exist to encourage a diverse Downtown population. Along with increased number and variety of units, supporting amenities and infrastructure must be provided. Schools, parks, and transit, to name a few, must keep pace with a growing residential population.”

Principle 2, Downtown Master Plan, pg. 1.6.

The development provides a downtown residential opportunity in the “Near Downtown” area south of the New River. The Near Downtown promotes an intermediate-scale mixed residential area, consisting primarily of a variety of housing, with some office and service uses. The Near Downtown area encourages a maximum height of 30 floors. The proposed height of 15 floors is well-below the maximum height encouraged by the Downtown Master Plan in the Near Downtown Character Area. The proposed unit mix expands the unit type options in the Downtown.

c. Strengthen areas of varied neighborhood character and distinct identity.

“Downtown Fort Lauderdale is a large enough area that distinct identities have begun to emerge among its various neighborhoods. Building on the unique characteristics of each area, these distinct identities should be strengthened and encouraged, avoiding approaches that are either too homogeneous or too sporadic to create a sense of place. A variety of building scales, mixtures of uses, and architectural expressions will break down the large area of the Downtown RAC into smaller memorable neighborhoods that establish a clear ‘mental map’ of the city for residents and visitors.”

Principle 3, Downtown Master Plan, pg. 1.6.
The Near Downtown character area surrounding the development site includes a range of building types and uses. The development will create a sense of place through varied uses – the daily activities of the Fire Rescue Station city employees, the regular neighborhood uses of the retail store and the routines of residents. Amplifying the uses is the identity of the architecture. The building modulates from fifteen stories to four stories, with a four-story podium, compatible with existing residential structures directly adjacent to the site. Landscaped terraces, open breezeways and the modulated landscaped ground floor gardens support and enhance the identity of the tree canopied Near Downtown neighborhood. The architectural language recalls Broward County’s rich architectural heritage from the 1950’s with the use of a passively cooled concrete breeze-block balcony façade, creating a strong architectural identity and in keeping with the goals of a sustainable heritage and future in Fort Lauderdale neighborhoods.

d. Focus most intense development in a compact core.

“Consolidation of intense, incremental development will create a more unified, active Downtown with areas of distinct character and more continuous, active streetscapes. The skyline would peak in a compact core, and gradually scale down into surrounding neighborhoods. High densities can be sustained throughout the RAC, but the most intensive, commercially orientated, central business district type of developments would be concentrated, with some exceptions, in the core.”

Principle 4, Downtown Master Plan, pg. 1.7.

The Project is located in the Near Downtown Character Area. The Near Downtown Character area promotes an intermediate-scale mixed residential area, consisting primarily of a variety of housing, with some office and service uses. The maximum preferred height is 30 floors within this character area. The proposed structure is 15 stories, half of the 30 story maximum preferred height within the Near Downtown.

e. Surround the core with strong, walkable, mixed-income, neighborhoods.

“Healthy neighborhoods in close proximity to the Downtown core are vital. Neighborhoods should be pedestrian-friendly, connected by transit, and served by parks and other amenities. Fort Lauderdale can take advantage of the current proximity of neighborhoods within walking distance to the center of Downtown and the fortunate lack of barriers, such as freeways, common in other cities. Vibrant mixed-income neighborhoods nearby will increase pedestrian activity Downtown and create a continuous network of walkable streets. Walkable streets along with residential proximity to Downtown employment will reduce car trips and foster transit, walking and cycling.”

Principle 5, Downtown Master Plan, pg. 1.7.

The Project will be pedestrian friendly by providing new sidewalks and shade trees along the pedestrian’s path. The improved sidewalks will also better link the Near Downtown Character Area to the nearby Downtown Core Character Area on the south side of the New River. The Property is in close proximity to existing transit services.
f. Create extroverted, pedestrian friendly buildings.

“A successful, pedestrian-friendly street network relies on active, interesting ground floor uses. ‘Extroverted’ buildings have active retail, commercial, or other uses which relate to the street. Multiple openings, such as storefront or residential entrances are encouraged to provide activity and visual interest. A variety of shading devices, including awnings and arcades, add to the visual richness of streets and provide a comfortable environment for pedestrian activity. Long blank walls, landscaped setbacks, and inactive uses, such as ground floor parking, are discouraged.”

*Principle 6, Downtown Master Plan, pg. 1.7.*

The Apartments include ground floor walkup units which activate the streetscape and intensify the ground floor use. Multiple entrances and openings are integrated into the design to differentiate different uses and neighborhoods within the development. A variety of shading techniques are utilized to provide a comfortable environment for pedestrian activity. The building is articulated throughout which assists in activating the ground floor experience.

g. Get greater value from past investments and existing resources.

“The recent history of Fort Lauderdale reflects several waves of public and private investment that have given Fort Lauderdale a strong foundation for the growth anticipated in this Master Plan. Areas of previous investment, such as the Riverwalk, should be leveraged to achieve even greater future success; underutilized resources should be valued. Future growth and development should build upon these past successes and good examples; Downtown should not be seen as a ‘clean slate’.”

*Principle 7, Downtown Master Plan, pg. 1.8.*

The Project will contribute to the ongoing redevelopment of Downtown Fort Lauderdale as it extends to the area south of the New River and provide much needed affordable housing, as well as a fire rescue station which will reduce response times as the population of the area continues to grow.

h. Make the Las Olas – Riverwalk Corridor a top priority.

“Las Olas Boulevard and the Riverwalk are among the most memorable and successful places in Downtown. However, each is incomplete, and, though nearby, are not well connected to each other. The next phase of growth can complete the vision of a unified Las Olas – Riverwalk Corridor as Fort Lauderdale’s central public space. Strongly linking these two areas is the key to leveraging public investment and visitor spending for a greater economic benefit to the City and an increase in property values. It should be a unique, urban centerpiece for the new Fort Lauderdale, celebrating the rich juxtaposition of the linear, urban street and the winding, natural river.”
Principle 8, Downtown Master Plan, pg. 1.8.

Developments south of New River will continue to help strengthen the Riverwalk as a feeder corridor of vehicular and pedestrian traffic in a north-south direction.

i. Return the river to its central role and better connect the two sides.

"Transform the New River from a barrier into a seam, by improving connections between the north and south sides, and improving public access and activity along its edges. Accessible and friendly pedestrian crossings, completion of the Riverwalk loop, and transit connection across the River are a few of the strategies that can contribute to this goal."

Principle 9, Downtown Master Plan, pg. 1.8.

The continual development south of the New River is a vital component in the north-south direction to form a transit loop linking downtown to the Las Olas Riverwalk Corridor.

j. Green the Downtown with a connected system of parks, trails and streets.

"Downtown should take advantage of Fort Lauderdale's remarkable South Florida climate and the ability to quickly grow lush landscapes. A general 'greening' of the Downtown could simultaneously transform the city's image and increase pedestrian comfort levels. The 'greening' should include the improvement of existing parks, the creation of new parks to sustain the anticipation population growth, the creation of trails and greenways that connect with regional park and trail systems, and the comprehensive planting of street-trees throughout Downtown."

Principle 10, Downtown Master Plan, pg. 1.9.

Hardscape and landscape materials similar to the design vocabulary used in the existing downtown will be integrated appropriately. Proposed trees are as per RAC Landscape requirements Section 47-21.14.

k. Provide alternatives to the car: walking, transit and cycling.

"As the residential population Downtown increases, alternative to the car become increasingly important. In addition to widespread pedestrian-oriented improvements, improved mass transit, and bicycle-friendly improvements are critical. An increased population of Downtown residents can sustain an improved transit system that runs on frequent intervals and utilizes environmentally sensitive, or 'green', technologies. An integrated system of bike lanes and trails can connect into a regional trail system. The shift from car-only transportation to a multi-modal system will simultaneously provide more transportation options for more types of people (the elderly, the round, those without cars, etc.), and create a more environmentally responsible transportation network, while reducing the impacts of increased traffic."
Principle 11, Downtown Master Plan, pg. 1.9.

The proposed residential development is designed as an integral part of an active downtown lifestyle. The downtown development location encourages the use of public transportation, cycling and walking thus helping to reduce vehicular use. The project is accessible to public transit with a bus stop on SE 3rd Avenue, one block to the east, as well as transit service along nearby Andrews Avenue and Federal Highway.

1. Connect to the surrounding neighborhoods, the beach, and regional destinations.

"Downtown will benefit from better transportation connections to and from the surrounding neighborhoods and the beach. As the area’s most distinctive open space feature, Fort Lauderdale Beach should be easily accessible to Downtown residents; likewise, Downtown as an urban destination should be easily accessible to Beach residents and tourists. A fully-integrated transit system would also connect Downtown with the airport, Tri-Rail, Port Everglades, and nearby neighborhoods and Districts, such as the Hospital District just south of The Downtown study area."

Principle 12, Downtown Master Plan, pg. 1.9.

As noted above, transit service is available throughout the neighborhood surrounding the Project.

II. Unified Land Development Regulations Analysis

In terms of the development review, the Property and the Project are subject to the Downtown Master Plan Design Guidelines and the following sections of the ULDR:

1. Sec. 47-24.2 Site Plan Development Permits
2. Sec. 47-13.2.1 Downtown Regional Activity Center
3. Sec. 47-13.10 List of Permitted and Conditional Uses, RAC-CC
4. Sec. 47-13.21 Dimensional Requirements for the RAC-CC Zoning District
5. Sec. 47-28 Flexibility Rules
6. Sec. 47-20 Parking and Loading Requirements
7. Sec. 47-21 Landscape and Tree Preservation
8. Sec. 47-25.2 Adequacy Requirements
9. Sec. 47-25.3 Neighborhood Compatibility Requirements

An analysis addressing each of the pertinent land use and zoning regulations is below.

A. Site Plan Development Permits (Sec. 47-24.2)

The Project is subject to a Site Plan Level II in DRAC review.
B. Downtown Regional Activity Center- City Center District (Sec. 47-13.21)

The Property has an underlying land use designation of Downtown Regional Activity Center ("RAC") and is zoned Regional Activity Center-City Center (RAC-CC). The RAC-CC district is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential, and other more intense land uses. The RAC-CC zoning district permits mixed use development including high intensity commercial uses and downtown residential housing.

a. Proposed Use (Sec. 47-13.10)

Multifamily residential developments are permitted in the RAC-CC district. The Applicant proposes construction of 500 residential units in the Downtown Regional Activity Center geared towards providing housing affordable to the majority of Broward County’s workforce.

Dimensional Requirements (Sec. 47-13.21)

i. Height

The RAC-CC zoning district does not have any maximum height. However, the Property is subject to the Downtown Master Plan, which sets limits on the potential height of any development. The Property is located in the Near Downtown Character Area which encourages a maximum height of 30 stories. The Apartment is 15 stories, half the maximum height provided in the Downtown Master Plan.

### Setbacks

<table>
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<tr>
<th>SETBACK TABLE</th>
<th>REQUIRED 47-13.21</th>
<th>REQUIRED MP</th>
<th>PROVIDED</th>
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<tbody>
<tr>
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<tr>
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<td>36.7' from CL 15.3' from PL</td>
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<td>FRONT YARD (SOUTH) – SE 8th ST.</td>
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<td>35' from CL</td>
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<td>SIDE YARD (EAST)</td>
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<td></td>
<td>10.0' from PL at ground level 30.0' from PL above Floor 7</td>
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ii. Minimum Lot Size

There is no minimum lot size required to develop property in the RAC-CC, provided the development is consistent with the design guidelines or has proposed alternative designs which meet the intent of the design guidelines provided in the Downtown Master Plan.
iii. Lot Coverage

The maximum lot coverage within RAC-CC is 95%. The Project provides lot coverage of 53%.

iv. Density

There is no density limitation in the RAC-CC; however, units are allocated through the Site Plan Level II process and the criteria set forth in the Downtown Master Plan. Applicant is proposing 500 residential units.

C. Flexibility Rules (Sec. 47-28)

The Applicant is requesting a flex allocation. The City has a unified citywide flex receiving area containing the City’s activity centers and major transit corridors. The intent of this planning strategy is to allocate flex units to existing activity centers based on the overall intent of the regional activity center land use designation as a mixed-use, transit supportive built environment. Flex units may be allocated to a development site in the Downtown Regional Activity Center area subject to the following conditions:

a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city’s Land Use Plan.

b. Development in the Downtown Regional Activity Center shall be reviewed to determine if the development is consistent with the design guidelines or has proposed alternative designs which meet the intent of the design guidelines provided in the Downtown Master Plan (“DMP”) and any subsequent amendments to the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.

c. Flex units shall be allocated in accordance with the flex zone boundaries that are contained by the Downtown Regional Activity Center.

d. A Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.

e. Expiration of allocation of flex units. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.

The Apartments comply with the Flexibility requirements of the ULDR. The project is in conformance with the goals, objective, and policies of the City’s Land Use Plan as provided in this narrative. Furthermore, the Project complies with the guidelines provided in the Downtown Master Plan. Therefore, the Applicant is submitting this Site Plan Level II application for approval in accordance with Section 27-24, ULDR.
D. Parking and Loading Requirements (Sec. 47-20)

Development within the RAC-CC is exempt from providing off-street parking. Additionally, the RAC-CC does not require a loading zone pursuant to Sec. 47-20.2, ULDR. Notwithstanding that the Project is exempt from providing off-street parking, the Applicant is proposing a 57-space parking garage for tenants exclusive use, and will be providing tenants with shared parking for 95 vehicles in the evenings and weekends on the AHF Headquarters property located just west of the Project. Additionally, secured staff parking for the Fire Rescue station (15 spaces) will be provided on the adjacent lot.

Landscape and Tree Preservation (Sec. 47-21)

The Project includes 26,512 SF or 45.5% open space comprised of pedestrian walkways, plazas, and landscaping. The Project includes 11,068 SF of landscape area within the Property.

E. Adequacy Requirements (Sec. 47-25.2)

A. Applicability.

Plans are in accordance with requirements.

B. Communications network.

The project will not overburden the existing communications network.

C. Drainage facilities.

Public drainage facilities are not affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.

D. Environmentally sensitive lands.

To Applicant’s knowledge, there are no environmentally sensitive lands in the vicinity.

E. Fire protection.

All fire protection services will be provided as required by current regulations.

F. Parks and open space.

The proposed use on the Property does not affect the public access to waterways or other public open spaces.

G. Police protection.

Applicant has taken into account recommended CPTED principles and incorporated the appropriate improvements into the design.
H. **Potable water.**

Existing potable water facilities are available for connection to service the property. A letter from City of Fort Lauderdale Public Works Department will be obtained, if necessary, verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

I. **Sanitary sewer.**

Existing potable Sanitary Sewer facilities are available for connection to service the property. A letter from City of Fort Lauderdale Public Works Department will be obtained, if necessary, verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

J. **Schools.**

The applicant has requested a school impact analysis from the Broward County School Board.

K. **Solid waste.**

Applicant will comply with the Solid Waste requirements of this section.

L. **Stormwater.**

Civil drawings will be prepared by a licensed civil engineer for stormwater compliance. All applicable licenses will be obtained prior to submittal for building permit.

M. **Transportation facilities.**

A traffic study is included in this submission.

N. **Wastewater.**

Existing potable sanitary sewer facilities are available for connection to service the property. A letter from City of Fort Lauderdale Public Works Department will be obtained, if necessary, verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

O. **Trash management requirements.**

Applicant will comply with the Trash Management requirements of this section.

P. **Historic and archaeological resources.**

N/A
Q. Hurricane evacuation.

The Property is west of Federal Highway and will utilize the standard evacuation route for the area.

As discussed above, the proposed project satisfies all of the adequacy requirements of the ULDR.

F. Neighborhood Compatibility (Sec. 47-25.3)

The Project will be compatible with, and preserve the character and integrity of adjacent neighborhoods. The area of the downtown south of the New River has experienced increased highrise and midrise residential and commercial development over the past decade, including a recently approved 34 story residential development (249 units) on SE 4th Avenue 200+/- feet north of the Project. Once characterized by single family homes converted to office use, this portion of downtown is becoming increasingly more intensely developed, consistent with the guiding principles of the Downtown Master Plan. The Project will continue to add to the growing residential character of this neighborhood.

As reflected in the DRT submission narrative for the Project, the design of the Project and improvements both on-site and within the public rights-of-way will mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighboring properties. Project design features include the placement and orientation of buildings, entryways, wrapped parking garage, bufferyards, alteration of building mass, and the addition of landscaping and walls to ameliorate such impacts.

III. Conclusion

AHF proposes an innovative housing solution south of the New River in Downtown Fort Lauderdale. The Project will provide housing opportunities for Broward’s workforce who currently are generally “priced out” of downtown housing.

If you require any additional information, or if you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Debbie M. Orshefsky

cc: Mr. Michael Kahane
    Ms. Margi Nothard
    Ms. Sarah DelNegri

Attachment: Exhibit A
EXHIBIT ‘A’ - PROPOSED CODIFICATION AMENDMENTS*

CODIFICATIONS:

- **Tower Separation Requirements**
  The HHF Apartments and related uses are a single tower and meet this proposed codification.

- **Building Floorplate Sizes**
  The range of floorplate sizes for Residential use in the Near Downtown Character area is 12,500-18,000 SF. The maximum floor plate above the shoulder within the HHF Apartments is 14,800 SF and meets this proposed codification.

- **Building Length Maximum**
  The maximum building streetwall in the Downtown Master Plan Guidelines is 300’. The maximum building streetwall for the HHF Apartments and related uses measure 278 feet on the East facade and 239 feet on the South facade, and meet this proposed codification.

- **Building Podium Heights and Stepbacks**
  The Downtown Master Plan Guidelines provide for a 30’ stepback above the podium shoulder for Residential use in the Near Downtown Character Area—this stepback is designed to “reduce the impact on the street” from highrise development. The HHF Apartments meet this proposed codification for 75% of the proposed structure, as reflected on the graphics below:
In addition, the HHF Apartments are designed with a 4 story podium (up to 7 stories is permitted) and the building undulates to further improve the pedestrian experience and provide greater air and light along the adjacent street. The overall height of the proposed building is only 15 stories where a maximum height of 30 stories is the current guideline in the Near Downtown.

- **Transition Zones**

The HHF Apartments are not located in a Transition Zone.

- **Address Open Space Requirements**

The HHF Apartments have been designed with open public areas at the intersections of SE 4th Avenue and SE 7th Street, as well as SE 4th Avenue and SE 8th Street. In addition, 11,425 square feet of private open space/landscaped and hardscape areas are provided for the exclusive use of residents of the HHF Apartments.

- **Adopt Streetscape Design under local jurisdiction**
  
  Coordinate with TAM and FDOT, County (on State and County roads)

The HHF Apartments have been designed to meet the Streetscape Design proposed codifications.

- **Apply MP Standards to Residential and Nonresidential Development**

The HHF Apartments has been designed to meet current MP Standards.

*Source: Presentation by Department of Sustainable Development to Broward Workshop Urban Core Committee, May 17, 2019*
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<td>Architectural Alliance Landscape</td>
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Sheet 2 of 2

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**Diagram:**

- [Diagram Image]

**Note:**

- Tree Disposition
- Healthy Housing Foundation Apartments
- DRC Landscape Plan
- Mitigation List

**Date:** 5-24-19

1644A

**TS-2**
HEALTHY HOUSING FOUNDATION APARTMENTS
700 SE 4TH AVENUE
FORT LAUDERDALE, FLORIDA

DRC LANDSCAPE PLAN
5-24-19

EXTERIOR LOBBY
LANDSCAPE PLAN
1844A

Sheet 5 of 5
LP-5

ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVE., FORT LAUDERDALE, FL. 33315   LCC000237
TEL:   954-764-8858          E-MAIL:  HJOHNSON@ARCHALL.NET

NORTH
SCALE: 1/8"=1'-0"

PROJECT NUMBER
SHEET DESCRIPTION
DRAWING NUMBER
RELEASE DATE
REVISION DATES
ARCHITECT
SEAL

TRASH
**NOT FOR CONSTRUCTION**

*95% LLF assumed for all fixtures.
**Illuminance calculations are for lighting design aid purpose only. All calculations performed by HLB Lighting Design are based on published methods, IES recommendations and photometry made available by lighting fixture manufacturers. While all necessary steps have been taken to insure the accuracy of the calculations performed and the final or actual field conditions, HLB Lighting Design shall not bear responsibility for the accuracy of the calculations performed and the final or actual field conditions, such as finishes and environmental factors that may affect the lighting.
**Illuminance calculations are for lighting design aid purpose only. All calculations performed by HLB Lighting Design are based on published methods, IES recommendations and photometry made available by lighting fixture manufacturers. While all necessary steps have been taken to insure the accuracy of the calculations, it should be noted that all results are directly dependant on the IES format photometric file used as input and the point-by-point calculation software used. Therefore, results computed may vary as much as 20 percent depending on the luminaire and lamp data base, light loss and ballast factors, the calculation program used and actual field conditions. HLB Lighting Design shall not bear responsibility for the accuracy of the calculations performed and the final or actual field conditions, such as finishes and environmental factors that may affect the lighting.**
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*KUB-LI assumed for all fixtures.
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*W/1L assumed for all fixtures

**Illuminance calculations are for lighting design only purpose. All calculations performed in light modeling design and used are published methods. IES recommendations and photometry made available by lighting fixture manufacturers. While all necessary steps have been taken to ensure accuracy of calculations, these calculations are directly dependent on the fixture placement. It is used as input and the output by plan calculation software used. Therefore, results returned may vary as much as 20 percent depending on the fixture model and actual fixture placement. Hilibr Lighting Design shall not bear responsibility for the accuracy of the calculations performed and the final or actual field conditions. Hilibr Lighting Design shall not bear responsibility for the accuracy of the calculations performed and the final or actual field conditions. Hilibr Lighting Design shall not bear responsibility for the accuracy of the calculations performed and the final or actual field conditions.
*W& L1G assumed for all fixtures.
**Luminance calculations are for lighting design and purpose only. All
calculations performed by H&L Lighting Design are based on published
photometric data supplied by fixture manufacturers. While all necessary steps have been taken to ensure
the accuracy of the calculations, it should be noted that all results are
directly dependent on the BS format photometric file used as input and the
point-to-point calculation software used. Therefore, results computed may
vary as much as 20 percent depending on the luminance and lamp data base,
light loss and field factors, the calculation program used and actual field
conditions. H&L Lighting Design shall not be responsible for the accuracy
of the calculations performed and the final or actual field conditions, such as
finishes and environmental factors that may affect the lighting.
WATER AND SEWER NOTES:

1. UNDER SEPARATE DRC APPLICATION

LOCATION MAP

HHR-FT. LAUDERDALE CAMPUS
HOUSING PROJECT

725 S.E. 4TH AVENUE
FORT LAUDERDALE, FLORIDA

CONCEPTUAL WATER AND SEWER PLAN

C3

RESIDENTIAL SITE

PARKING SITE

WATER AND SEWER NOTES:

UNDER SEPARATE DRC APPLICATION