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 Districts (PUD/PDD) $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 II $2,470.00
- Change of Use (requiring Development Review) $920.00
- Parking Reduction (in addition to Site Plan fee) $230.00
- 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 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:

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Submittal Date</th>
<th>Intake By</th>
<th>Civic Association</th>
<th>City Commission District</th>
</tr>
</thead>
</table>

### B. OWNER/APPLICANT CONTACT INFORMATION:

For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>SE FOURTH, LLC</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>8903 Glades Road, A-14, Boca Raton, FL 33434</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>561.671.6086</td>
<td></td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Tax Record</td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td><a href="mailto:rick@robertsequities.com">rick@robertsequities.com</a></td>
<td></td>
</tr>
</tbody>
</table>

### C. AGENT CONTACT INFORMATION:

If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Agent's Name</th>
<th>Stephanie J. Toothaker</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>901 Ponce de Leon, Fort Lauderdale, FL 33301</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954.648.9376</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:stephanie@toothaker.org">stephanie@toothaker.org</a></td>
<td></td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>[ X ] Yes or [ ] No</td>
<td></td>
</tr>
</tbody>
</table>

### D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>808 SE 4th St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>808 SE 4th Street, Fort Lauderdale, FL 33301</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 6 and 7, Block 11 of COLEE HAMMOCK (Plat Book 1 / Page 17 of Public Records of Broward County</td>
</tr>
<tr>
<td>Tax ID Folio Numbers</td>
<td>5042-11-01-0470</td>
</tr>
<tr>
<td>Description of Project</td>
<td>77-unit multifamily complex</td>
</tr>
</tbody>
</table>

### E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Designation</strong></td>
<td>Downtown RAC</td>
</tr>
<tr>
<td><strong>Zoning Designation</strong></td>
<td>RAC-EMU</td>
</tr>
<tr>
<td><strong>Use of Property</strong></td>
<td>Residential multifamily 10 units or more</td>
</tr>
<tr>
<td><strong>Number of Residential Units</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Non-Residential SF (and Type)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Bldg Sq.Ft. (include structured parking)</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

### F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Required Per ULD</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size (SF / Acreage)</strong></td>
<td>24,729 SF / 0.57 acres</td>
</tr>
<tr>
<td><strong>Lot Density (Units/Acres)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Building Height (Feet / Floors)</strong></td>
<td>None / None / 153'-6&quot; (at top of highest structure) / 14 floors</td>
</tr>
<tr>
<td><strong>Structure Length</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (F.A.R.)</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>75%</td>
</tr>
<tr>
<td><strong>Vehicular Use Area</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Parking Spaces</strong></td>
<td>155</td>
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### Setbacks (indicate direction N, S, E, W)

<table>
<thead>
<tr>
<th>Required Per ULD</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Side E</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Side W</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Rear S</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

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**Approved by: Ella Parker, Urban Design and Planning Manager**

**Uncontrolled in hard copy unless otherwise marked**
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.;
☑ ULDR CODE NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR 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 ULDR Section 47-24)
☐ PUBLIC PARTICIPATION ORDINANCE acknowledgment 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.
☐ FOR PUD AND PDD (See ULDR Sections 47-37 and 47-37A for specific application requirements)

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
Technical Specifications For Plan Submittal

A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
   - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   - Existing easements and referencing of recorded documents
   - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
   - Provide spot elevations on site, at property corners, along property lines (50’ min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional’s address, email, and phone number
2. Scale (1” = 30’ minimum, must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required by ULDR and Design Standards vs. provided)
   - Open space
   - Vehicle use area (as defined by ULDR Section 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (ie. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
D. DETAILS
1. Provide details of: (Scale 1/4" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

NOTE: Please provide the .KMZ, .KML or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans oriented to correctly correspond with survey and site plan.
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, Silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.

I. PHOTOOMETRIC DIAGRAM
1. Title Block including project name and design professional’s address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePl@fortlauderdale.gov or (954) 828-5051 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e. property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: “Approved under separate permit.”
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities
   - Details for accessible parking spaces and ramps
   - Accessible ramps on adjacent sidewalk
   - Compliance with applicable accessibility code including accessible parking, accessible path from parking, and accessible path from adjacent ROW
   - Location of accessible parking signs – located at back of sidewalk if possible
   - Sight triangles are identified and clear of obstructions
   - Outside turning radii (50-feet) and adequate vehicular circulation for fire trucks
   - All site related details shall be located on a separate sheet
   - All drainage must be maintained on site. The minimum landscape buffer may not be sufficient to achieve this

2. Pavement Marking & Signage Plan
   - Inclusion of signage details for nonstandard signs
   - Inclusion of Manual on Uniform Traffic Control Devices (MUTCD) sign names (i.e. R1-1) and sign size
   - Inclusion of note: “All traffic signage and pavement markings to be provided on the site plan in conformance with Broward County Traffic Engineering Division (BCHTED) and MUTCD Standards.”
   - All offsite pavement marking and signage shall be approved by BCHTED.
DEADLINE: Submittals must be received by 4:00 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 e-mail, if plans do not meet the submittal requirements and if changes are required.

A Design Review shall be completed prior to DRC submittal for residential projects proposed in the Downtown Regional Activity Center (Downtown-RAC). The intent of the Design Review process is to assist applicants desiring to develop projects within the Downtown and South Regional Activity Center Districts meet the intent of the applicable master plan design guidelines and standards for the areas.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

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.

DRT Review $ 1,380.00
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 does not apply.

NOTE: To be filled out by Department

Case Number
Date of complete submittal

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner’s Name</th>
<th>SE FOURTH, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proof of Ownership</td>
<td>Warranty Deed or ☒ Tax Record</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant / Agent’s Name</th>
<th>Stephanie J. Toothaker, Esq.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>901 Ponce de Leon Drive, Fort Lauderdale, FL 33301</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:stephanie@toothaker.org">stephanie@toothaker.org</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954.648.9376</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development / Project Address</th>
<th>808 SE 4th St</th>
</tr>
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<tbody>
<tr>
<td>Request / Description of Project</td>
<td>77-unit multifamily complex</td>
</tr>
<tr>
<td>Current Land Use Designation</td>
<td>Downtown RAC</td>
</tr>
<tr>
<td>Current Zoning Designation</td>
<td>RAC-EMU</td>
</tr>
<tr>
<td>Residential SF (and Type)</td>
<td>87,150 SF / Multifamily units</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>77 units</td>
</tr>
<tr>
<td>Non-Residential SF (and Type)</td>
<td>Please refer to Sheet A-0.00</td>
</tr>
<tr>
<td>Total Bldg. SF (include structured parking)</td>
<td>243,893 SF</td>
</tr>
</tbody>
</table>

Site Adjacent to Waterway | ☒ Yes | ☐ No |

Required Documentation / Submittal Checklist:

The following number of Plans:

☐ One (1) set at 24” x 36”
☐ One (1) reduced at 11” x 17”
☐ One (1) electronic version of complete application and plans in PDF format

Plan sets should include the following:

☐ Narrative describing project specifics, to include: architectural style and important design elements. A response to the applicable master plan guidelines, principles and goals. If a specific guideline cannot be met, identify how the intent is met in an alternate way. All narratives must be on letterhead, dated, and with author indicated.

☐ Plans to include the following:
  ☐ Cover sheet including project name and table of contents;
  ☐ Zoning and Land Use maps of all properties within a 700’ radius. This may be obtained Urban Design & Planning office, 700 NW 19th Ave., Ft. Lauderdale, (954) 828-3266;
  ☐ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal;
  ☐ Photos (8x10 color) of existing conditions of adjacent sites and streetscapes;
  ☐ Conceptual Site Plan with footprints including shoulder and tower configurations for all proposed and existing buildings and showing all properties and improvements within one block from the project site, indicating existing and proposed buildings, with a graphic distinction made between existing and proposed structures, and identifying pedestrian and vehicular circulation paths including site access points and crossing points. Site Plan should include all site features and the following basic project data (in tabular form on site plan):
    a) Zoning, Land Use and Character Area designations
    b) Site area (square feet and acres)
    c) Residential: number of proposed dwelling units
    d) Non-residential: gross floor area, and areas of each specific use
    e) Parking data: parking number to be provided and all parking areas (on and off site) shown on plans
    f) Building footprint area at grade, total S.F. and as a percent of the total site
    g) Number of stories and floor plate sizes including floor area at each level where a step back is proposed, GSF
    h) Building height (expressed in feet above grade) for each major building element. And at each step back
  ☐ Conceptual Floor Plans at grade and at each level where a step back is proposed;
  ☐ Conceptual Elevations, all sides, showing dimensions of all proposed setbacks and step backs and showing all proposed architectural features or treatment;
  ☐ Conceptual Sections through the proposed project showing all adjacent structures and street profiles including the relationship to all across street structures. Sections should be provided anywhere significant variations in the pedestrian street experience will occur. Sections should identify any on-street parking, built-outs and landscape areas including dimensions;
  ☐ Pedestrian Perspective renderings at eye level from points at the street that will show each of the primary facades of the proposed structure(s) and its relationship to the adjacent surroundings as viewed by a pedestrian;
  ☐ Aerial photo simulations to indicate mass outlines of proposed structure(s) superimposed within the context of existing surrounding conditions, from opposing views.

Updated: 3/11/2013
### PRINCIPLES OF STREET DESIGN

<table>
<thead>
<tr>
<th>S</th>
<th>Description</th>
<th>Meets Intent</th>
<th>Does Not Meet Intent</th>
<th>N/A</th>
<th>Information Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td>Maintain fine-grained street grid: discourage vacations.</td>
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<tr>
<td>S2</td>
<td>Utilize Traffic Calming rather than blocking streets.</td>
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<tr>
<td>S3</td>
<td>Maximize on-street parking except on major arterials.</td>
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<tr>
<td>S4</td>
<td>Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).</td>
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<tr>
<td>S5</td>
<td>Maximize street trees on all Downtown Streets.</td>
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<tr>
<td>S6</td>
<td>Encourage location of primary row of street trees between sidewalk and street.</td>
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<tr>
<td>S7</td>
<td>Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft.</td>
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</tr>
<tr>
<td>S8</td>
<td>Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.</td>
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<tr>
<td>S9</td>
<td>Encourage shade trees along streets, palm trees to mark intersections.</td>
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<tr>
<td>S10</td>
<td>Eliminate County “corner chord” requirement not compatible with urban areas.</td>
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<tr>
<td>S11</td>
<td>Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.</td>
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<tr>
<td>S12</td>
<td>Discourage curb cuts on “primary” streets.</td>
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<tr>
<td>S13</td>
<td>Encourage reduced lane widths on all streets.</td>
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<tr>
<td>S14</td>
<td>Encourage reduced design speeds on all RAC streets (15 - 40 mph).</td>
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<tr>
<td>S15</td>
<td>Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Design of Local streets with public r.o.w.s greater than 60’ will require consultation with Urban Design &amp; Planning Division.</td>
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<tr>
<td>S16</td>
<td>Bury all power lines in the Downtown Area.</td>
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### PRINCIPLES OF BUILDING DESIGN

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<tr>
<th>B</th>
<th>Description</th>
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<th>Does Not Meet Intent</th>
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<th>Information Needed</th>
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<tbody>
<tr>
<td>B1</td>
<td>Framing the street: building ‘street wall’ should generally meet setback line (within a percentage).</td>
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<td>B2</td>
<td>Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover ‘green perimeter’.</td>
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<td>B3</td>
<td>Framing the street: minimum and maximum building ‘street wall’ heights (see character area guidelines for specifics).</td>
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<tr>
<td>B4</td>
<td>Framing the street: encourage maximum building ‘street wall’ length of 300ft.</td>
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<tr>
<td>B5</td>
<td>Preferred maximum ‘floor plate’ area for towers (see character area guidelines for specifics).</td>
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<tr>
<td>B6</td>
<td>Where towers are located on Primary (&gt;60ft wide) and Secondary (&lt; or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.</td>
<td></td>
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</tbody>
</table>
B7 Where towers are located on streets < or = 60ft, increased step backs from the 'shoulder' are encouraged to reduce the impact on the street.

B8 Surface parking: discourage frontage and access along 'primary' street.

B9 Parking garages: encourage access from secondary streets and alleys.
   Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.
   Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.

B10 Encourage main pedestrian entrance to face street.

B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations.

B12 Encourage pedestrian shading devices of various types.

B13 Encourage balconies and bay windows to animate residential building facades.

B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).

B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.

B16 Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.

B17 Discourage development above right-of-way (air rights).

B18 Mitigate light pollution.

B19 Mitigate noise pollution.

B20 Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).

B21 Vertical open space between multiple towers on a single development site: no less than 60 ft apart.

B22 Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.

B23 Avoid drive thurs in the wrong places.

B24 The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).

### QUALITY OF ARCHITECTURE

<table>
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<tr>
<td>Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.</td>
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<tr>
<td>Q2 Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.</td>
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<tr>
<td>Q3 Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.</td>
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<td>Q4 Respect for Historic Buildings.</td>
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</table>
Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.

Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground storm water capture and reuse through bio-swales and rain gardens; solar roof panes/awnings.

Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.

### PRINCIPLES OF BUILDING DESIGN

<table>
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<tr>
<th>Character Areas</th>
<th>MEETS INTENT</th>
<th>DOES NOT MEET INTENT</th>
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<th>INFORMATION NEEDED</th>
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<tr>
<td>SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.</td>
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<tr>
<td>SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.</td>
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<td>SF3 Encourage durable materials for ground floor retail and cultural uses.</td>
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<tr>
<td>SF4 Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.</td>
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<tr>
<td>SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.</td>
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<tr>
<td>SF6 Encourage pedestrian shading devices of various types (min 5 ft depth).</td>
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<tr>
<td>SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.</td>
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<td>SF8 Encourage well-designed night lighting solutions.</td>
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### CHARACTER AREAS

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<tr>
<td>Downtown Core</td>
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<tr>
<td>1A Frame the street with appropriate street wall heights: Shoulder: 3-9 floors, Towers: no max.</td>
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<tr>
<td>1B Signature Tower: Special architectural design encouraged for buildings over 37 floors.</td>
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<tr>
<td>1C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.</td>
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</tbody>
</table>
| Tower guidelines:  
  Non-residential: preferred 32,000GSF floor plate max.  
  Residential: Buildings up to 15 floors: preferred 18,000GSF floor plate max.  
  Residential: Buildings over 15 floors: preferred 12,500GSF floor plate max. |
| Near Downtown   |              |                      |     |                   |
| 2A Frame the street with appropriate street wall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft step back on portion over 7 floors. No max floor plate up to 9 floors. |
| 2B Encourage maximum building height of 30 floors. |
| 2C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below. |
### Tower guidelines:
- **Non-residential:** preferred 32,000 GSF floor plate max.
- **Residential:** Buildings up to 15 floors: preferred 18,000 GSF floor plate max.
- **Residential:** Buildings up to 30 floors: preferred 12,500 GSF floor plate max.

### Urban Neighborhood

#### 3A
Frame the street with appropriate street wall heights: 2 to 6 floors.

#### 3B
Townhouses are a suitable option, especially on alley blocks.

#### 3C
Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors

### Tower Guidelines:
- **Non-residential:** 8 floors max with a min 12ft step back on portion over 6 floors; preferred 16,000 GSF floor plate max.
- **Residential:** 12 floors max with a min 12ft step back on portion over 6 floors; preferred 10,000 GSF floor plate max.
McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64TH STREET SUITE 400
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-7611
EMAIL: mlaughlin@ada.com
FAX: (954) 763-7615

RECORD LAND SURVEY
LOT 6 & 7, BLOCK 11,
COLEE HAMMOCK,
FLAT BOOK 1, PAGE 17, B.C.R.

LEGAL DESCRIPTION:
Lots 6 and 7, Block 11, COLEE HAMMOCK, according to the plat thereof
are recorded in Plat Book 1, Page 17 of the public records of Broward
County, Florida.

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA

242.89 (MEAS TO 0/S)
243.44 (W/F) 243.00 (RECORDED)

225 ft (PLAT)
261 ft (W/F)
260.05 (MEAS)

NOTES:
(1) This survey reflects of measurements and rights-of-way, as shown
on enclosed referenced record plat(s). The subject property was not
measured for the Federal Government real property projects or rights-of-way
(2) Underfoot improvements if any not located.
(3) This drawing is not scale unless noted on enclosed surveys and
legends.
(4) Survey information data sheet is not part of this Survey Document.
(5) All true copy (1:1) with original signature.
(6) Reference Benchmark: South Rim of Coral Bowl at S.E. corner Intersection
of S.E. 12th Street & S.E. 5th Road, 504.4490 (PAWS) 252 ± 0.24 (PAWS 25)
(7) Elevations shown relate to North American Vertical Datum (NAVD), and
are referenced to NAVD 1988.
(8) This property lies in Flood Zone "A", Elev=3.0 feet.

FILE NO. 05-1 - 038(18)
JOB ORDER NO. 05-17532 (05-17532)

CERTIFICATION:
We hereby certify that this survey meets the Standards of Practice as set forth
by the Florida Board of Professional Surveyors and Land Surveyors, as shown on October 22, 1980.

Jerald A. McLaughlin
Registered Land Surveyor, No. 5269
State of Florida

FILE REVISIONS

DRAWN BY: Jerald A. McLaughlin
CHECKED BY:

A-0.01

SURVEY
FLOOR PLATE, LEVEL 1
INTERIOR 13,908 SF
EXTERIOR 11,672 SF

AREA COLOR LEGEND

Area
BIKE STORAGE
CLUB ROOM
CORRIDORS
DOCK
DOMESTIC WATER PUMP
DRIVEWAY / DROP-OFF
ELEV. VEST.
FIRE COMMAND
FIRE PUMP
FPL VAULT
KITCHEN
LANDSCAPE AREA - GROUND LEVEL
LOADING DOCK
MAIL ROOM
MAIN ELEC. ROOM
MECH. ROOM
MEN
PARKING RAMP
PASS. ELEV. HOISTWAY
PAVED AREAS
POOL
PUMP ROOM
RESTROOMS
SERV. ELEV. HOISTWAY
STAIR 1
STAIR 2
STAIR 3
STORAGE
TELECOM
TRASH ROOM
VALET
WATER FEAT. EQUIP.
WATER FEATURE
WOMEN

1 2 3 4 5 6 7 8

303.70 SF
MAIN ELEC. ROOM
55.31 SF
STORAGE
172.19 SF
CORRIDORS

181.48 SF
TRASH ROOM

109.92 SF
BIKE STORAGE

3,063.64 SF
LOBBY

2,641.26 SF
CLUB ROOM

148.10 SF
WATER FEAT. EQUIP.

130.86 SF
CORRIDORS

214.64 SF
BIKE STORAGE

167.20 SF
WOMEN

248.66 SF
KITCHEN

102.06 SF
RESTROOMS

79.54 SF
STORAGE

38.63 SF
VALET

84.18 SF
ELEV. VEST.

130.20 SF
CORRIDORS

153.84 SF
PASS. ELEV. HOISTWAY

164.46 SF
ELEV. VEST.

84.18 SF
ELEV. VEST.

130.20 SF
CORRIDORS

153.84 SF
PASS. ELEV. HOISTWAY

164.46 SF
ELEV. VEST.

84.18 SF
ELEV. VEST.
14TH MECHANICAL ROOF

FLOOR PLATE_LEVEL 13
INTERIOR 1,074 SF
EXTERIOR 12,828 SF

AREA COLOR LEGEND
- AC FARM
- BAR
- BBQ
- DOG PARK
- ELEV. CONTROL ROOM
- ELEV. VEST.
- EYEBROWS
- FAN
- LANDSCAPE AREA
- LANDSCAPE AREA- ROOF
- PASS. ELEV. HOISTWAY
- RESTROOMS
- STORAGE
- ROOF GARDEN
- ROOF TERRACE
- SERV. ELEV. HOISTWAY
- STAIR 2
- STAIR 3

808 SE 4TH ST
FORT LAUDERDALE, FL 33301

Lic # AR0007073
email: adache@adache.com / phone: (954) 525-8133
PLANTING MIX AROUND ROOTBALL; REF. LP SERIES FOR PLANTING DETAILS

3" DEPTH HARDWOOD MULCH

LARGE CANOPY TREE

4" CU-STRUCTURAL SOIL

BENEATH PEDESTRIAN PAVING

TM

STRUCTURAL SOIL BELOW ROOTBALL TO PREVENT TREE BALL SUBSIDENCE

COMPACTED SUBGRADE

NOTE:

REF. PLAN SHEETS LP-101 AND LS-101 FOR EXTENT OF STRUCTURAL SOIL.

CONCRETE WALK

SITEWORK DETAILS
TREE DISPOSITION LEGEND:

1. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
2. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
3. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
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9. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
10. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.

TREE DISPOSITION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 60% OF CANOPY. LARGE TREES SHALL HAVE LOWER BRANCHES CUTS UP TO 10'.
2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
3. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
4. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
5. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.
6. DISTRICT TREE DISPOSITION SYMBOLS ARE FOR CLARITY, NOT TO SCALE.

EXISTING TREE/PALM TO REMOVE

- REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER)
- REFER TO TREE DISPOSITION TABLE ON LD-102

TREE DISPOSITION TABLE - Certified by Arborist Michael J. Phillips #FL0046A

<table>
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<td>SE FOURTH, LLC</td>
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<tr>
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<td>FORT LAUDERDALE, FL 33301</td>
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<tr>
<td>PHONE:</td>
<td>(954) 525-8133</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FAX:</td>
<td>(954) 728-8159</td>
<td></td>
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<tr>
<td>EMAIL:</td>
<td><a href="mailto:info@adache.com">info@adache.com</a></td>
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<td>MICHAEL J. PHILLIPS</td>
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NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION.

CONDITION AT PAVEMENT:

AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE 2" MIN. ROOT VISIBLE. TOP OF ROOTBALL TO BE IN THE PLAN. PROVIDE DEEP ROOT UNDISTURBED SOIL DIG TRENCH TO LENGTH AS DESCRIBED IN THE PLAN.

ROOTBALL TO SIT AT BOTTOM

PLANTS; NO PIT PLANTING RECEIVE PLANTING SOIL AND EXCAVATION SHALL BE CONTINUOUS FOR SHRUB MATERIAL; MIN. 12" FOR GROUNDCOVER PLANTING; TAPER AWAY FROM TRUNK THROUGHOUT PLANTING BED TO DRIP LINE.

MINIMUM (3) - 2"X4" WOOD BATTENS. ATTACH "SLICK" ONSITE SHALL BE GROUPED 45° OF UNDISTURBED SUBGRADE PER TREE.

FIRST LATERAL BRANCHES; SECURE TO SISAL ROPE WRAPPED AROUND TRUNK FLARE OR TOP ROOT VISABLE ABOVE FINISH GRADE (10% MAX). 3 GUYS PER TREE, SPACED EQUALLY; SECURE TO SISAL ROPE WRAPPED AROUND TRUNK AS "APPROVED BY CITY"; SECURE TO MIN (2) TWO "WELLINGTON" TAPE OR APPROVED SIMILAR, SLOW RELEASE FERTILIZER TABLETS PER MANUFACTURER SPECS; MIN. (4) PER TREE

BACKFILL WITH CLEAN SAND TO A MAXIMUM 4"  HEIGHT CONTINUOUS SOIL BERM / POSTS AND FRAME FORMING CONTINUOUS BARRIER AROUND TREE OR PALM TO BE PROTECTED. BARRIER AROUND TREE OR PALM TO BE CLEANED, TRENCH TO BE SHOVEL CUT EDGE MIN (TYP) 1'-0" SETBACK FOR SHRUBS AND GROUNDCOVER PLANTED AND GROUNDCOVER PLANTED OTHER THAN "WELLINGTON" OR SIMILAR ORANGE WARNING TAPE 12" ABOVE DRIP LINE.
Dear Design Review Team:

I represent SE FOURTH, LLC (the “Applicant”), as developer of the real property located at 808 SE 4th Street, Fort Lauderdale, FL 33301 (the “Property”), Folio No. 5042-11-01-0470. Applicant is requesting Site Plan Level III approval to construct a 14-story multifamily complex (the “Project”) and hereby provides the following responses demonstrating compliance with the applicable City of Fort Lauderdale Downtown Master Plan (“Master Plan”) Design Guidelines.

I. Principles of Street Design

a. S1 Maintain fine-grained street grid: discourage vacations.

   No street vacations are proposed.

b. S2 Utilize Traffic Calming rather than blocking streets.

   Not applicable. No street barricading is proposed.

c. S3 Maximize on-street parking except on major arterials.

   The Property is located on SE 4th Street. No on-street parking is proposed.

d. S4 Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).

   The property has a continuous sidewalk on SE 4th Street to allow clear pedestrian circulation.

e. S5 Maximize street trees on all Downtown Streets.

   Street trees have been designed to be planted to meet Downtown Design Guidelines. Please refer to the Landscape Sheets provided in the Site Plan submittal.

f. S6 Encourage location of primary row of street trees between sidewalk and street

   Trees will be located between the main pedestrian walkway and street. Please refer to the Landscape Sheets provided in the Site Plan submittal.

g. S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft.
Street trees have been proposed for accordance with the spacing mentioned above. Please refer to the Landscape Sheets provided in the Site Plan submittal.

h. S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.

i. S9 Encourage shade trees along streets, palm trees to mark intersections.

Tree planting is designed to conform to the existing theme and standards of the City. Please refer to the Landscape Sheets provided in the Site Plan submittal.

j. S10 Eliminate County "corner chord" requirement not compatible with urban areas.

Not applicable.

k. S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.

Project complies.

l. S12 Discourage curb cuts on "primary" streets.

Project complies.

m. S13 Encourage reduced lane widths on all streets.

Not applicable.

n. S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph).

Not applicable. No change of speed is proposed.

o. S15 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Design of Local streets with public r.o.w.s greater than 60’ will require consultation with Urban Design & Planning Division.

Project will comply.

p. S16 Bury all power lines in the Downtown Area.

Existing overhead powerlines to be buried underground.

II. Principles of Building Design

a. B1 Framing the street: building "street wall" should generally meet setback line (within a percentage).

The building podium is setback 10'-0" from SE 4th Street while the tower is setback 25'-0".

b. B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.

The proposed development does not create an unusable, leftover 'green perimeter'. As depicted on Sheet A-0.08, 3,708 square feet of open space is provided on the ground floor. The Project also accommodates substantial amenity programs on the landscaped rooftops on the fifth and fourteenth floors which extends the repertoire of open spaces and activate the rooftscapes.
c. B3 Framing the street: minimum and maximum building ‘street wall’ heights (see character area guidelines for specifics).

The 14-story building includes a pedestal from the ground floor to the fifth floor with a shoulder that is created when the building steps back 30'-0" from the waterway and 25'-0" from SE 4th Street.

d. B4 Framing the street: encourage maximum building ‘street wall’ length of 300ft.

The building street wall does not exceed a length of 300'-0".

e. B5 Preferred maximum ‘floor plate’ area for towers (see character area guidelines for specifics).

The project is in the Near Downtown character area which has no maximum floor plate size for the first seven stories of a residential development and a maximum floorplate size of 18,000 gross square feet for residential buildings up to 15-stories.

The 14-story building includes a pedestal from the ground floor to the fifth floor with a shoulder that is created when the building steps back 30'-0" from the waterway. The floor plate of the residential tower from the seventh through thirteenth floors is reduced to roughly 13,466 square feet.

f. B6 Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.

The tower is oriented towards the Property’s only street frontage along SE 4th Street to further maximize the view corridors to the waterway.

g. B7 Where towers are located on streets < or = 60ft, increased step backs from the ‘shoulder’ are encouraged to reduce the impact on the street.

The building is designed with a 25'-0" north stepback to help reduce the impact on the street and open spaces below.

h. B8 Surface parking: discourage frontage and access along ‘primary’ street.

Not applicable. No on-site surface parking is proposed.

i. B9 Parking garages: encourage access from secondary streets and alleys. Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.

Vehicular access to the building is provided on SE 4th Street. The upper floors of the parking garage are not visible along the waterway. The parking garage design is well integrated with the overall building design.

j. B10 Encourage main pedestrian entrance to face street.

The building provides a well-defined main pedestrian entrance with a residential lobby fronting SE 4th Street.

k. B11 Maximize active uses and ‘extroverted’ ground floors with retail in strategic locations.

Not applicable. Retail uses are not proposed.

l. B12 Encourage pedestrian shading devices of various types.

The ground level incorporates trees on SE 4th Street to soften the elevation and to provide adequate shade.
m. B13 Encourage balconies and bay windows to animate residential building facades.

Various expression and approaches of shaped balconies are used for the articulation of the building façades.

n. B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).

Not applicable. The Property is located in the Near Downtown Character Area.

o. B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.

The proposed development provides active ground floor frontages with emphasis on activating the New River waterfront. The proposed ground floor programming includes a residential lobby fronting SE 4th Street with residential bike storage and an open space area fronting the New River. The proposed design gives the building a new relation to the waterfront, connecting it both visually through the transparency of the primarily glass façade and functionally through the creation of a lively open space realm with landscaped areas, an outdoor terrace, and dock area.


Not applicable.

q. B17 Discourage development above right-of-way (air rights).

Not applicable. No development above rights-of-way is proposed.

r. B18 Mitigate light pollution.

Pedestrian level lighting will be designed to provide a perception of a safe urban environment through CPTED principles.

s. B19 Mitigate noise pollution.

Mechanical equipment will be located on the roof with no equipment on the ground floor. Mechanical equipment noise will be designed to be muffled with sound attenuation installations to meet the City’s noise ordinances.

t. B20 Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).

Not applicable.

u. B21 Vertical open space between multiple towers on a single development site: no less than 60 ft apart.

Not applicable.

v. B22 Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.

Not applicable.

w. B23 Avoid drive thrus in the wrong places.

Not applicable.
x. B24 The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).

   The Project incorporates recreational and green rooftop elements on the fifth and fourteenth floors, including a pool and pool deck on the fifth floor and ample landscaped space on the fourteenth floor for residents.

III. Quality of Architecture

a. Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.

   Not applicable.

b. Q2 Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.

   Not applicable.

c. Q3 Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.

   The project utilizes durable and quality exterior materials, including earth-tone scored colored stucco and stone veneer on the lower floor as a base.

d. Q4 Respect for Historic Buildings.

   Not applicable. The project is not demolishing or adaptively re-using structures with historic value.

e. Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.

   The parking garage is screened from view from abutting public rights-of-way. The parking garage walls are articulated with a system of diagonal aluminum louvers on the east and west facades to provide visual appeal while the north façade is articulated with fenestration that is visually compatible with the residential character of the building.

f. Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground storm water capture and reuse through bio-swales and rain gardens; solar roof panes/awnings.

   Project complies. Solar shading and efficient glazing have been introduced into the design.

g. Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

   The facades are articulated with cantilevered and flushed balconies that create visual rhythm and interest. The pedestal’s south façade fronting the waterway is articulated with fenestration that connects the waterway to the proposed development. The east and west façades are articulated with a system of diagonal aluminum louvers to provide visual appeal and screen the parking garage. The north façade is further articulated with fenestration and architectural elements that are visually compatible with the residential character of the building.

h. Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.
The design intent is to create contemporary organic architecture, using earth-tone scored colored stucco, along with the look of horizontal wood accents, plus stone veneer on the lower floor as a base. Balconies represent both functional and aesthetic elements of the façade. The cantilevered balconies create positive space with interesting shadows on the façade and vary in material from metal grid to glass, while the flush balconies create a negative space with reverse inward shade and shadow. The building is crowned with an architectural brise soleil element.

IV. Principles of Building Design

a. SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.
   Not applicable.

b. SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.
   Not applicable.

c. SF3 Encourage durable materials for ground floor retail and cultural uses.
   Not applicable.

d. SF4 Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.
   Not applicable.

e. SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.
   Not applicable.

f. SF6 Encourage pedestrian shading devices of various types (min 5 ft depth).
   Not applicable.

g. SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.
   Not applicable.

h. SF8 Encourage well-designed night lighting solutions.
   Not applicable.

V. Character Areas - Near Downtown

a. 2A Frame the street with appropriate street wall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft step back on portion over 7 floors. No max floor plate up to 9 floors.
   The 14-story building includes a pedestal from the ground floor to the fifth floor with a shoulder that is created when the building steps back 30'-0" from the waterway and 25'-0" from SE 4th Street,

b. 2B Encourage maximum building height of 30 floors.
   The project proposes a building height of 14 floors.

c. 2C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.
The proposed stepbacks provide a tower orientation and massing that allows more light and air at the pedestrian level while enhancing view corridors to the waterway for the most immediate structures.

VI. **Tower guidelines:**

a. Residential: Buildings up to 15 floors: preferred 18,000 GSF floor plate max.

The residential tower floorplate from floors seven to thirteen are approximately 13,466 square feet.

Respectfully submitted,

Stephanie J. Toothaker, Esq.
Re: Project address: 808 SE 4th St, Fort Lauderdale, FL 33301

The residential component of the project is made up 1 building with 77 units. It will use a: Qty.1 waste /recycling chute with a Bi-Sorters and compactors: BSE-2RUC. The building is designed around the equipment and will accommodate the Bi-Sorter / compactor units with 2-yard compaction containers for waste and recyclables in 2-yard recycling containers. The building will be service 3 days a week for waste. Waste pick up Qty.4 2-yard containers, recycling will be service 1 per week, pick up Qty.2 2-yard recycling containers.

The above equipment will meet the city recycling ordinance as well as handle the volume of solid waste for the project. (See attached drawings). All waste and recycling will be consolidated at loading zone for pick up.

If you have any questions or concerns, please give me a call at (954) 342-4400.

Michael F. Bracken
Michael F. Bracken
President
July 12, 2019

VIA HAND DELIVERY
DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL

Re: 808 SE 4th Street – Site Plan Level III
DRC Project Description and Unified Land Development Regulations Narrative

Dear Members of the Development Review Committee:

I represent SE FOURTH, LLC (the “Applicant”), as developer of the real property located at 808 SE 4th Street, Fort Lauderdale, FL 33301 (the “Property”), Folio No. 5042-11-01-0470. Applicant hereby requests Site Plan Level III approval to construct a 14-story, 77-unit multifamily complex (the “Project”) and hereby provides the following responses demonstrating compliance with the Unified Land Development Regulations (“ULDR”). Please see a detailed summary below.

1. PROJECT DESCRIPTION

The Property is located in Downtown Fort Lauderdale along the New River on SE 4th Street. The site area is approximately 0.57 acres (24,729 square feet). The Property is zoned Regional Activity Center – East Mixed Use District (“RAC-EMU”), which is one of the three transition areas of the Regional Activity Center Transitional Mixed-Use District (“RAC-TMU”), with an underlying land use of Downtown Regional Activity Center (“Downtown RAC”). The Property is guided by the City of Fort Lauderdale Downtown Master Plan (“Master Plan”) and located within the ‘Near Downtown’ character area.

Applicant proposes redeveloping the Property with a 14-story, 77-unit multifamily complex with a variety of sizes and configurations of units, varying from one-bedroom units of an approximate minimum of 750 square feet, to three-bedroom units of an approximate maximum of 1,480 square feet. The ground level features a club room and support services and will have a circular drop off area for 4 cars with a bypass lane. The first floor is 14” – 0” clear height (15’ floor to floor). The second to the fifth floors in the pedestal (parking garage) will provide 1556 parking spaces with floor heights on floors two through five a minimum clear height of 7’-6” in the parking area (9’ floor to floor). Residential floors six through thirteen are 10’ floor to floor.

1.21.1 Building Design

The building height is 153'-6" to the top of the roof slab. The design intent is to create contemporary organic architecture, using earth-tone scored colored stucco, along with the look of horizontal wood accents, plus stone veneer on the lower floor as a base. Balconies represent both functional and aesthetic elements of the façade. The cantilevered balconies create positive space with interesting shadows on the façade and vary in material from metal grid to glass, while the flush balconies create a negative space with reverse inward shade and shadow. The building is crowned with an architectural brise soleil element.

There is a required 30’-4” step-back on the building facing the river at the 14th (fourteenth) level that results in extended balconies creating premium residential units and the amenity deck with pool.
The rooftop accommodates the mechanical equipment and provides room for an activated rooftop terrace, landscape areas, roof garden, and amenity and a dog park green area.

1.3 Landscape

The site, while limited in area for landscape, meets the minimum pervious area requirement. Trees, to soften the elevation and to provide shade, at the interval that is proportional to the size of the material, will be planted along the sidewalk.

The roof-top garden, located on the fifth floor over the parking garage, also has amenities. Trees and shrubs will be planted in planters in a common area resulting in a residents’ garden for relaxing and exercising along with the residents’ swimming pool and pool deck containing chaise lounges, tables and umbrellas. The ‘Club & Spa’, facing the pool, is an enclosed area for recreation and lounging and will contain the health and fitness gym, sauna, party room, TV lounge, rest rooms, etc. The fourteenth floor also accommodates an activated rooftop with open, landscaped areas for residents.

1.4 Building Structure

The building will be designated as Type 1-B structure according to Section 403.2 of the Florida Building Code. The structure will be predominately a post-tension concrete shell, along with some additional long-span precast beams (PSI) spanning the parking areas in the garage and will meet the restrictions of the latest Florida Building Code. Because this project is 152'-0"-153'-0" in height and designated a high-rise the following items will be required:

1. Elevator lobbies or pressurized elevator shafts.
2. Exit stairs would need to be pressurized or smoke proof enclosures.
3. A Rational Analysis would be required for smoke control, and in Broward County smoke exhaust would be required in corridors. A smoke removal system is required for after fire cleanup per 403.4.7 of the FBC.
4. A fire command station is required.
5. Standby power is required for smoke control, elevators, fire alarm system, and fire command station.
6. Smoke detectors are required in corridors adjacent to the exit stairs.
7. Luminous egress path markings are required.
8. Emergency voice communication system is required as part of the fire alarm system.
9. Fire department communication system is required.
10. All the mechanical equipment will be located on the roof with no equipment on the ground floor. Building name, wayfinding, and security signage will be attached to the building and will be submitted to the city architectural appearance committee for approval.

1.5 Access, Security, and Surveillance

Vehicular access to the building is through one electronically controlled access point for the residential occupants. Visitors will enter through the front entry Porte Cochere on S.E. 4th Street. Visitors can only enter the residential corridors through the guarded reception area at the residential elevator lobby. Residential occupants can enter through electronically accessed entrances at each parking level.

Landscaping follows CPTED principles and is configured to avoid providing hiding places. Trees and Palms are intended to provide canopies but with clear trunk space for maximum visibility across green areas. Ground cover and shrubs will be kept at a minimum height to also avoid providing cover to intruders.

There are to be strategically located lighting fixtures for the common drive and perimeter walkways of the building as well as the common pool area. Light posts will also illuminate the perimeter sidewalk.
The property has a continuous sidewalk on SE 4th Street to allow clear pedestrian circulation, clearly following the property line. All interior walkways and paved areas are only accessible through the drive or lockable individual unit gates to patios or through the access-controlled parking garage.

Fences, entries, gates and doors will be provided with locking mechanisms and hardware to deter intrusion by outsiders. Electronic surveillance will also complement perimeter security in strategic locations. Homeowner’s association rules can include a program to maintain lighting on focal points.

2. **UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS**

In terms of the development review, the Property and the proposed development are subject to the following sections of the ULDR:

1. Sec. 47-24.1 Development Permits
2. Sec. 47-13.2.1 Transitional Mixed-Use District
3. Sec. 47-13.10 List of Permitted and Conditional Uses, RAC-TMU
4. Sec. 47-13.21 Dimensional Requirements for the RAC-TMU District
5. Sec. 47-13.20 Downtown RAC Review Process and Special Regulations
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.

2.1. **Development Permits**

The Property is located in the RAC-EMU District, one of the RAC-TMU transition areas, adjacent to the New River. As such, the proposed development is subject to Site Plan Level III review and approval pursuant to Sec. 47-24.1.

2.2. **Transitional Mixed-Use District – East Mixed-Use District (Sec. 47-13)**

The Property has an underlying land use designation of Downtown Regional Activity Center and is zoned RAC-EMU. The RAC-EMU is designed to provide for a transition from intense uses permitted within the RAC-CC district to those established neighborhoods east of the RAC-EMU.

2.2.1. **Proposed Use (Sec. 47-13.10)**

The proposed development is a 77-unit multifamily complex. Multifamily developments are permitted in the RAC-EMU.

2.2.2. **Dimensional Requirements (Sec. 47-13.3)**

A. **Height**

There is no maximum height in the RAC-TMU District. The Master Plan encourages transition areas within the peripheries of the Downtown RAC. There are two transition areas within the Master Plan, including Transition Type I and Transition Type II. The proposed development is located within the Transition Area Type II, which contains Proposed Transitional Zones. For any developments within this area, the maximum height is encouraged to be two and a half times the height of the maximum height of the adjacent zoning district. The maximum height of the adjacent structure to the east within the RMM-25 District is approximately 66'-0". Therefore, the height within the Proposed Transitional Zone should be limited to 165'. The proposed development complies with the requirements of the Master Plan at 153'-6" at the top of the highest structure.

B. **Minimum Plot Size**
The minimum plot side for residential uses is 5,000 square feet. The plot is approximately 0.57 acres (24,729 square feet).

C. Maximum Plot Coverage

The maximum plot coverage for residential developments is 75%. As depicted on Sheet A-000, the proposed building footprint coverage is 15,050 square feet, or 60.9% of the site.

D. Maximum Density

The RAC-TMU District does not have a maximum density. Applicant proposes 77 dwelling units, or 135.1 du/acre.

E. Setbacks

The RAC-TMU District does not require setbacks. However, the Downtown New River Masterplan encourages an 18'-0" setback from the property line abutting the New River and a 30'-0" minimum stepback at the shoulder. Per Sheet A-0.00, the Project accommodates the following setbacks: 10'-0" (podium) / 25'-0" (tower) to the north, 0' (podium) / 15'-0" (tower) to the east, 18'-0" (podium) / 30'-0" (tower) along the waterside, and 5'-0 (ground floor), 0' (podium), and 15'-0" (tower) to the west. Please refer to the Setback Study provided on Sheet A-0.07.

As discussed above, the proposed project satisfies the RAC-EMU dimensional requirements of the ULDR.

2.2.3. Downtown RAC review process and special regulations (Sec. 47-13.20)

A. Applicability

The RAC review process and special regulations of Section 47-13.20 are applicable to this project.

B. Density

The RAC-EMU District does not have a maximum density. Applicant proposes 77 dwelling units, or 135.1 du/acre.

C. General design.

1. First floor exterior walls are parallel to public rights-of-way and contain windows, doors, and other transparent and decorative elements. Please refer to the plan sheets.

2. Mechanical roof-top equipment will be located on the roof with no equipment on the ground floor.

3. The Project provides variation in rooflines, terracing, angling, balconies, architectural ornamentation, color and material banding, and landscaped areas which encourage pedestrian interaction between the development site and public areas.

4. Applicant proposed 77 dwelling units, or 135.1 du/acre. Please refer to Section 2.21.6. Neighborhood Compatibility responses below.

5. Chain-link fencing is not proposed.

6. Not applicable.

D. Parking regulations

1. One-hundred fifty-five (155) parking spaces are accommodated on-site.
2. The parking garage is screened from view from abutting public rights-of-way. The parking garage walls are articulated with a system of diagonal aluminum louvers on the east and west facades to provide visual appeal while the north façade is articulated with fenestration that is visually compatible with the residential character of the building.

E. Open space for residential uses

For development in the RAC districts, a minimum of fifty percent (50%) of the required open space must be in landscaping and at least forty percent (40%) of the required open space must be provided at-grade and the remaining open space must be accessible to individual residential units or through a common area, or both. The total amount of open space required is calculated based on the size and density of the development. For developments of more than one hundred fifty (150) residential units, or developments of greater than 60 dwelling units per acre density, a minimum of 100 square feet of open space per unit is required. A minimum of 7,700 square feet of open space is required for 77 units. The project accommodates a total of INSERT square feet of open space. As depicted on Sheet A-0.08, 3,708 square feet (or approximately 48% of the required total open space) is provided on the ground floor, with an outdoor terrace, dock, and landscaped seating areas fronting the New River waterfront.

The project also accommodates substantial residential amenity programs and open space on the fifth and fourteenth upper level rooftops. Please refer to Sheets A-1.05 and A-1.08.

F. RAC landscape requirements

Please refer to the Landscaping Sheets provided in this submittal.

G. Signs

Acknowledged.

H. Street and waterway treatment

Not applicable. The development is not located on a pedestrian priority street or image street.

I. Pedestrian priority streets

Not applicable. The development is not located on a pedestrian priority street.

J. Image streets

Not applicable. The development is not located on an image street.

K. New River Waterfront Corridor

The Property is located within a RAC-TMU District. RAC-TMU structures shall provide minimum setbacks from the seawall or high-water mark of the river's edge, if no seawall exists, as approved pursuant to Site Plan Level III development permit, Section 47-24.2, subject to the review criteria as provided in Section 47-25.3, Neighborhood Compatibility. The Project accommodates an 18'-0" waterfront setback at the podium level and a 30'-0" waterfront stepback from at the fifth level upwards.

L. All other RAC district streets

Development of property located abutting all streets within the RAC districts other than pedestrian priority or image streets must satisfy the following regulations:
1. Setbacks
   a. A minimum setback of five feet shall be provided from the property line along the street.
      Project complies. 10'-0" (north) setback is provided along SE 4th Street.
   b. Modification of setback requirements within the RAC-TMU district. Setback requirements for the RAC-TMU may be modified to require greater setbacks above those specified in subsection K.1.a, subject to approval of a Site Plan Level II permit and the review criteria provided in Section 47-25.3.A.3.e.iii, Neighborhood Compatibility. Setbacks may also be modified for building sites within the RAC-TMU that apply for additional dwelling units above 25 dwelling units per net acre, subject to approval of a Site Plan Level II permit and the review criteria as provided in Section 47-25.3.A.3.e.ii.
      No setback modifications are proposed.

2. Street trees: Project complies. Please refer to the Landscaping Sheets provided in this Site Plan submittal.

3. Location of street trees: Project complies. Please refer to the Landscaping Sheets provided in this Site Plan submittal.

M. Effect of other ULDR provisions.
Acknowledged.

N. Site Plan Level II
Not applicable. Any use within the RAC-TMU (EMU, SMU, WMU) on land abutting the New River is subject to Site Plan Level III review and approval.

2.2.4. Parking and Loading Requirements (Sec. 47-20)
Sec. 47-20.2, ULDR, provides the parking requirements for the RAC-EMU district. In RAC-EMU the general parking requirement for a multifamily use applies. The multifamily use parking requirements vary depending on the number of bedrooms. Please refer to the proposed Room Matrix provided on Sheet A-3.01. The Project accommodates the required one-hundred fifty-five (155) parking space requirement.

As discussed above, the proposed project satisfies all of the parking and loading requirements of the ULDR.

2.2.5. Adequacy Requirements (Sec. 47-25.2)
A. Applicability
The adequacy requirements of Section 47-25.2 are applicable to this project.

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
Adequate water supply, fire hydrants, fire apparatus, appropriate access and exits, and a sprinkler system will remain or be provided in accordance with the Florida Building Code and South Florida Fire Code.

F. Parks and Open Space
Applicant will pay the City parks impact fee as required at time of permit.

G. Police Protection
The Project will incorporate controlled access, security, and surveillance on the premises.

H. Potable Water and Potable Water Facilities
Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the added demand of this project. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

I. Sanitary Sewer
Applicant anticipates that existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the project. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

J. Schools
Applicant will obtain a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, and that mitigation requirements have been satisfied.

K. Solid Waste
The Applicant will provide adequate solid waste collection facilities and service in connection with the project and will provide evidence to the City demonstrating all solid waste will be disposed of in a manner consistent with all governmental requirements upon request.

L. Storm Water
Please see site plan and civil drawings for information regarding proposed treatment of storm water.

M. Transportation Facilities
The number of net new vehicle trips is below the 1,000 vehicle trips per day, which is below the threshold which would require a full Traffic Impact Analysis pursuant to ULDR, Section 47-25.2M(4). Please refer to the Traffic Statement prepared by Kimley-Horn and Associates, Inc.

N. Wastewater
Adequate wastewater services will be provided for the needs of the proposed development.

O. Trash Management
Adequate accommodation of garbage and recycling has been made in the site design.

P. Historic and Archaeological Resources
Q. Hurricane Evacuation

The Property will utilize the standard evacuation route for the area.

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

2.2.6. Neighborhood Compatibility (Sec. 47-25.3)

The proposed development complies with the Neighborhood Compatibility requirements contained within ULDR Section 47-25.3. The design will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

The proposed design gives the building a new relation to the New River connecting it both visually through the transparency of the primarily glass façade and functionally through the creation of a lively open space realm along the waterfront. The parking garage, which is designed to restrict open view of headlights to the greatest extent, is oriented towards SE 4th Street which allows the south of the building to accommodate residential units and amenities along the waterfront and provide view corridors to the river. The residential lobby is located towards the north of the site fronting SE 4th Street.

The building design incorporates a high level of transparency through fenestration to complement the surrounding residential buildings. Architectural framing elements have been utilized throughout the building to breakdown the proportions of the building, including balconies and color and material banding. The building mass changes with cantilevered balconies that create positive space with interesting shadows on the façade and vary in material from metal grid to glass, while the flush balconies create a negative space with reverse inward shade and shadow that project form the exterior walls.

All mechanical equipment will be adequately screened on the roof. The building facilities for trash and service are incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas.

Please see plans, elevations, and renderings provided.

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

3. CONCLUSION

The Project seeks to implement the vision of the RAC-EMU and Downtown and New River Masterplans by providing a multifamily complex that is compatible in scale, massing, and architectural treatment with the development pattern of the neighborhood. Accordingly, we respectfully request your recommendation to the Planning and Zoning Board that the proposed development meets the standards and requirements of the ULDR and master plans.

Please do not hesitate to contact me if I can provide any additional information or if you have any questions or comments.

Respectfully submitted,

Stephanie J. Toothaker, Esq.
DEADLINE: Submittals must be received by 4:00 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 e-mail, if plans do not meet the submittal requirements and if changes are required.

A Design Review shall be completed prior to DRC submittal for residential projects proposed in the Downtown Regional Activity Center (Downtown-RAC). The intent of the Design Review process is to assist applicants desiring to develop projects within the Downtown and South Regional Activity Center Districts meet the intent of the applicable master plan design guidelines and standards for the areas.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

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.

DRT Review $1,380.00
Page 1: DRT - Applicant Information Sheet / Required Documentation

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 does not apply.

NOTE: To be filled out by Department

Case Number

Date of complete submittal

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner’s Name</th>
<th>SE FOURTH, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proof of Ownership</td>
<td>Warranty Deed or X Tax Record</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant / Agent’s Name</th>
<th>Stephanie J. Toothaker, Esq.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>901 Ponce de Leon Drive, Fort Lauderdale, FL 33301</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:stephanie@toothaker.org">stephanie@toothaker.org</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954.648.9376</td>
</tr>
</tbody>
</table>

Development / Project Address 808 SE 4th St

Request / Description of Project 77-unit multifamily complex

Current Land Use Designation Downtown RAC

Current Zoning Designation RAC-EMU

Residential SF (and Type) 87,150 SF / Multifamily units

Number of Residential Units 77 units

Non-Residential SF (and Type) Please refer to Sheet A-0.00

Total Bldg. SF (include structured parking) 243,893 SF

Site Adjacent to Waterway X Yes □ No

Required Documentation / Submittal Checklist:

The following number of Plans:

☐ One (1) set at 24” x 36”
☐ One (1) reduced at 11” x 17”
☐ One (1) electronic version of complete application and plans in PDF format

Plan sets should include the following:

☐ Narrative describing project specifics, to include: architectural style and important design elements. A response to the applicable master plan guidelines, principles and goals. If a specific guideline cannot be met, identify how the intent is met in an alternate way. All narratives must be on letterhead, dated, and with author indicated.

☐ Plans to include the following:
  □ Cover sheet including project name and table of contents;
  □ Zoning and Land Use maps of all properties within a 700’ radius. This may be obtained Urban Design & Planning office, 700 NW 19th Ave., Ft. Lauderdale, (954) 828-3266;
  □ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal;
  □ Photos (8x10 color) of existing conditions of adjacent sites and streetscapes;
  □ Conceptual Site Plan with footprints including shoulder and tower configurations for all proposed and existing buildings and showing all properties and improvements within one block from the project site, indicating existing and proposed buildings, with a graphic distinction made between existing and proposed structures, and identifying pedestrian and vehicular circulation paths including site access points and crossing points. Site Plan should include all site features and the following basic project data (in tabular form on site plan):
    a) Zoning, Land Use and Character Area designations
    b) Site area (square feet and acres)
    c) Residential: number of proposed dwelling units
    d) Non-residential: gross floor area, and areas of each specific use
    e) Parking data: parking number to be provided and all parking areas (on and off site) shown on plans
    f) Building footprint area at grade, total S.F. and as a percent of the total site
    g) Number of stories and floor plate sizes including floor area at each level where a step back is proposed, GSF
    h) Building height (expressed in feet above grade) for each major building element. And at each step back
  □ Conceptual Floor Plans at grade and at each level where a step back is proposed;
  □ Conceptual Elevations, all sides, showing dimensions of all proposed setbacks and step backs and showing all proposed architectural features or treatment;
  □ Conceptual Sections through the proposed project showing all adjacent structures and street profiles including the relationship to all across street structures. Sections should be provided anywhere significant variations in the pedestrian street experience will occur. Sections should identify any on-street parking, bulb-outs and landscape areas including dimensions;
  □ Pedestrian Perspective renderings at eye level from points at the street that will show each of the primary facades of the proposed structure(s) and its relationship to the adjacent surroundings as viewed by a pedestrian;
  □ Aerial photo simulations to indicate mass outlines of proposed structure(s) superimposed within the context of existing surrounding conditions, from opposing views.

Updated: 3/11/2013 DRT_SitePlanApp
**PRINCIPLES OF STREET DESIGN**

<table>
<thead>
<tr>
<th>MEETS INTENT</th>
<th>DOES NOT MEET INTENT</th>
<th>N/A</th>
<th>INFORMATION NEEDED</th>
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</thead>
<tbody>
<tr>
<td><strong>S1</strong> Maintain fine-grained street grid: discourage vacations.</td>
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<td><strong>S2</strong> Utilize Traffic Calming rather than blocking streets.</td>
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<td><strong>S3</strong> Maximize on-street parking except on major arterials.</td>
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<tr>
<td><strong>S4</strong> Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).</td>
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<td><strong>S5</strong> Maximize street trees on all Downtown Streets.</td>
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<td><strong>S6</strong> Encourage location of primary row of street trees between sidewalk and street.</td>
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<td><strong>S7</strong> Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft.</td>
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<tr>
<td><strong>S8</strong> Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.</td>
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<tr>
<td><strong>S9</strong> Encourage shade trees along streets, palm trees to mark intersections.</td>
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<td><strong>S10</strong> Eliminate County &quot;corner chord&quot; requirement not compatible with urban areas.</td>
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<td><strong>S11</strong> Encourage curb radius reduction to a preferred maximum 15ft, 20ft for major arterials.</td>
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<td><strong>S12</strong> Discourage curb cuts on 'primary' streets.</td>
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<td><strong>S13</strong> Encourage reduced lane widths on all streets.</td>
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<td><strong>S14</strong> Encourage reduced design speeds on all RAC streets (15 - 40 mph).</td>
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<tr>
<td><strong>S15</strong> Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Design of Local streets with public r.o.w.s greater than 60' will require consultation with Urban Design &amp; Planning Division.</td>
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<td><strong>S16</strong> Bury all power lines in the Downtown Area.</td>
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**PRINCIPLES OF BUILDING DESIGN**

<table>
<thead>
<tr>
<th>MEETS INTENT</th>
<th>DOES NOT MEET INTENT</th>
<th>N/A</th>
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</thead>
<tbody>
<tr>
<td><strong>B1</strong> Framing the street: building 'street wall' should generally meet setback line (within a percentage).</td>
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<tr>
<td><strong>B2</strong> Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.</td>
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<td><strong>B3</strong> Framing the street: minimum and maximum building 'street wall' heights (see character area guidelines for specifics).</td>
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<td><strong>B4</strong> Framing the street: encourage maximum building 'street wall' length of 300ft.</td>
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<tr>
<td><strong>B5</strong> Preferred maximum ‘floor plate’ area for towers (see character area guidelines for specifics).</td>
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<tr>
<td><strong>B6</strong> Where towers are located on Primary (&gt;60ft wide) and Secondary (&gt; or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.</td>
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Updated: 3/11/2013

DRT_SitePlanApp
| B7 | Where towers are located on streets < or = 65ft, increased step backs from the 'shoulder' are encouraged to reduce the impact on the street. |
| B8 | Surface parking: discourage frontage and access along 'primary' street. |
| B9 | Parking garages: encourage access from secondary streets and alleys. |
| | Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. |
| | Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design. |
| B10 | Encourage main pedestrian entrance to face street. |
| B11 | Maximize active uses and 'extroverted' ground floors with retail in strategic locations. |
| B12 | Encourage pedestrian shading devices of various types. |
| B13 | Encourage balconies and bay windows to animate residential building facades. |
| B14 | In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area). |
| B15 | High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor. |
| B16 | Building Design guidelines do not apply to Civic Buildings and Cultural Facilities. |
| B17 | Discourage development above right-of-way (air rights). |
| B18 | Mitigate light pollution. |
| B19 | Mitigate noise pollution. |
| B20 | Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance). |
| B21 | Vertical open space between multiple towers on a single development site: no less than 60 ft apart. |
| B22 | Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units. |
| B23 | Avoid drive thurs in the wrong places. |
| B24 | The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). |

**QUALITY OF ARCHITECTURE**

| Q1 | Skyline Drama: Encourage towers to contribute to the overall skyline composition. |
| Q2 | Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core. |
| Q3 | Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. |
| Q4 | Respect for Historic Buildings. |

Updated: 3/11/2013
Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.

Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds, energy efficient glazing; above ground storm water capture and reuse through bio-swales and rain gardens; solar roof panels/awnings.

Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.

<table>
<thead>
<tr>
<th>PRINCIPLES OF BUILDING DESIGN</th>
<th>MEETS INTENT</th>
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<tbody>
<tr>
<td>SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.</td>
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<tr>
<td>SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.</td>
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<td>SF3 Encourage durable materials for ground floor retail and cultural uses.</td>
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<td>SF4 Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.</td>
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<td>SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.</td>
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<td>SF6 Encourage pedestrian shading devices of various types (min 5 ft depth).</td>
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<td>SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.</td>
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<td>SF8 Encourage well-designed night lighting solutions.</td>
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<tr>
<th>CHARACTER AREAS</th>
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<tbody>
<tr>
<td>Downtown Core</td>
<td></td>
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<tr>
<td>1A Frame the street with appropriate street wall heights. Shoulder: 3-9 floors, Towers: no max.</td>
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<tr>
<td>1B Signature Tower: Special architectural design encouraged for buildings over 37 floors.</td>
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<tr>
<td>1C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.</td>
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<tr>
<td>Near Downtown</td>
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<tr>
<td>2A Frame the street with appropriate street wall heights. Shoulder: 3-7 floors. Non-tower option: 9 floors max with min 15ft step back on portion over 7 floors. No max floor plate up to 9 floors.</td>
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<td>2B Encourage maximum building height of 30 floors.</td>
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<tr>
<td>2C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.</td>
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Updated: 3/11/2013 DRT_SitePlanApp
<table>
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<tr>
<th><strong>Tower guidelines:</strong></th>
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<tbody>
<tr>
<td><strong>Non-residential:</strong> preferred 32,000 GSF floor plate max.</td>
</tr>
<tr>
<td><strong>Residential:</strong> Buildings up to 15 floors: preferred 18,000 GSF floor plate max.</td>
</tr>
<tr>
<td><strong>Residential:</strong> Buildings up to 30 floors: preferred 12,500 GSF floor plate max.</td>
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<thead>
<tr>
<th><strong>Urban Neighborhood</strong></th>
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<tbody>
<tr>
<td><strong>3A</strong></td>
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<tr>
<td><strong>3B</strong></td>
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<td><strong>3C</strong></td>
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<tr>
<th><strong>Tower Guidelines:</strong></th>
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<tbody>
<tr>
<td><strong>Non-residential:</strong> 8 floors max with a min 12ft step back on portion over 6 floors: preferred 16,000 GSF floor plate max.</td>
</tr>
<tr>
<td><strong>Residential:</strong> 12 floors max with a min 12ft step back on portion over 6 floors: preferred 10,000 GSF floor plate max.</td>
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**COMMENTS**
DEPARTMENT OF SUSTAINABLE DEVELOPMENT-URBAN DESIGN & PLANNING

SITE PLAN APPLICATION

Rev: 2 | Revision Date: 3/27/2019 | I.D. Number: DSD.UDP.SP

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 Districts (PUD/PDD) $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 II $2,470.00
☐ Change of Use (requiring Development Review) $930.00
☐ 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 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
Submittal Date
Intake By
Civic Association
City Commission District

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

Property Owner’s Name
SE FOURTH, LLC
Address, City, State, Zip
8903 Glades Road, A-14, Boca Raton, FL 33434
Phone Number
561.671.6086
Proof of Ownership
Tax Record

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

Agent’s Name
Stephanie J. Toothaker
Address, City, State, Zip
901 Ponce de Leon, Fort Lauderdale, FL 33310
Phone Number
954.648.9376
Email
stephanie@toothaker.org
Letter of Consent Submitted
[X] Yes or [ ] No

D. DEVELOPMENT INFORMATION

Project Name
808 SE 4th St
Project Address
808 SE 4th Street, Fort Lauderdale, FL 33301
Legal Description
Lot 6 and 7, Block 11 of COLEE HAMMOCK (Plat Book 1 / Page 17 of Public Records of Broward County
Tax ID Folio Numbers
5042-11-0470
Description of Project
77-unit multifamily complex

Total Estimated Cost of Project
$ See Sheet A-0.00
Site Adjacent to Waterway
[ ] No

E. PROPERTY USE INFORMATION

Land Use Designation
Downtown RAC
Izoning Designation
RAC-EMU
Use of Property
Residential multifamily 10 units or more
Number of Residential Units
77 units
Non-Residential SF (and Type)
See Sheet A-0.00
Bldg Sq.Ft. (include structured parking)
743,893 SF

F. DIMENSIONAL REQUIREMENTS

Lot Size (SF / Acreage)
24,729 SF / 0.57 acres
Lot Density (Units/Acres)

Lot Width
N/A
Building Height (Feet / Floors)
None
Structure Length
N/A
Floor Area Ratio (F.A.R.)
9.21
Lot Coverage
75%
Vehicular Use Area
N/A
Parking Spaces
155

Setbacks (indicate direction N.S.E.W)

Required Per ULDR
Proposed
Front [ _ N _ ]
N/A
10' at podium / 25' at tower
Side [ _ E _ ]
N/A
0' at podium / 15' at tower
Side [ _ W _ ]
N/A
5' easement at ground floor / 0' at podium / 15' at tower
Rear [ _ S _ ]
N/A
18' at podium / 30' at tower

Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
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.;
- **ULDRCODE NARRATIVE** response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR 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,
- **TRAFFIC STATEMENT/STUDY** for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
- **PUBLIC PARTICIPATION ORDINANCE** acknowledgment 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.
- **FOR PUD AND PDD** (See ULDR Sections 47-37 and 47-37A for specific application requirements)

Additional documentation required for specific projects

- **TRAFFIC STATEMENT/STUDY** for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
- **PUBLIC PARTICIPATION Ordinance** acknowledgment 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.
- **FOR PUD AND PDD** (See ULDR Sections 47-37 and 47-37A for specific application requirements)

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.
Technical Specifications For Plan Submittal

A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
   - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   - Existing easements and referencing of recorded documents
   - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
   - Provide spot elevations on site, at property corners, along property lines (50’ min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional’s address, email, and phone number
2. Scale (1” = 30’ minimum, must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required by ULDR and Design Standards vs. provided)
   - Open space
   - Vehicular use area (as defined by ULDR Section 47.58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)

8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
D. DETAILS
1. Provide details of: (Scale ¼" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

NOTE: Please provide the .KMZ, .KML or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans orientated to correctly correspond with survey and site plan.
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscapes, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydzone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydzone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional's address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePl@fortlauderdale.gov or (954) 828-5051 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e. property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: "Approved under separate permit."
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities

ID Number: DSD.UDF.SP
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 6 of 6
Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
July 11, 2019

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Re: Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq. to represent the interests of SE FOURTH LLC in connection with permitting in the City of Fort Lauderdale for the property located at 808 SE 4th Street, Fort Lauderdale, FL 33301.

Sincerely,

SE FOURTH LLC
Randy Tulepan

Office: 561-571-6086
Fax: 561-571-6087
**Site Address:** 808 SE 4 STREET FORT LAUDERDALE, 33301  
**ID#:** 504211010470  
**Property Owner:** SE FOURTH LLC  
**Mailing Address:** 8903 GLADES RD #A-14 BOCA RATON, FL 33434  
**Millage:** 0312  
**Use:** 03 - Multi-family - 10 units or more

**Abbreviated Legal Description:** COLEE HAMMOCK 1-17 B LOT 6,7 BLK 11

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Agriculture Savings</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<td>$4,344,410</td>
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<tr>
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<td>$6,002,010</td>
<td>$118,929.35</td>
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<tr>
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### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
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<tr>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<tbody>
<tr>
<td>Just Value</td>
<td>$6,199,090</td>
<td>$6,199,090</td>
<td>$6,199,090</td>
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<tr>
<td>Portability</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Assessed / SOH</td>
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<td>Homestead</td>
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<tr>
<td>Add. Homestead</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Wid/Vet/Dis</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
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<td>0</td>
<td>0</td>
</tr>
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<td>Exemption Type</td>
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<td>0</td>
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<tr>
<td>Taxable</td>
<td>$6,199,090</td>
<td>$6,199,090</td>
<td>$6,199,090</td>
</tr>
</tbody>
</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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</thead>
<tbody>
<tr>
<td>09/01/2016</td>
<td>Special Warranty Deed Qualified Sale</td>
<td>$6,050,000</td>
<td>113912213</td>
</tr>
<tr>
<td>10/14/2003</td>
<td>Warranty Deed</td>
<td>$2,150,000</td>
<td>36252 / 1987</td>
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<tr>
<td>10/01/1969</td>
<td>Warranty Deed</td>
<td>$166,500</td>
<td>8275 / 52</td>
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</table>

### Land Calculations

- **Adj. Bldg. S.F.:** 13449
- **Effective Year:** 1960
- **Actual Year:** 1957
- **Units/Beds/Baths:** 34 / 34 / 34

### Special Assessments

- **Ft Lauderdale Fire-rescue (03)**
- **Residential (R)**

### Fire

- **Garb**
- **Light**
- **Drain**
- **Impr**
- **Safe**
- **Storm**
- **Clean**
- **Misc**

- **34**
ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 808 SE 4 ST, 33301

PREVIOUS ADDRESS: 808 SE 4 ST, 33301

NOTES: NEW 77 UNIT MULTI-FAMILY BUILDING

ZONING: RAC-EMU

FOLIO #: 0211010470

LEGAL DESCRIPTION: COLEE HAMMOCK 1-17 B LOT 6,7 BLK 11

DRC #: [Signature]

AUTHORIZED SIGNATURE: [Signature]

DATE: 07/11/2019
July 10, 2019

Mr. George Fletcher
Adache Group Architects
550 S Federal Highway
Ft. Lauderdale, FL 33301

RE: **808 SE 4th Street - Traffic Generation Statement**

Ft. Lauderdale, Florida
Kimley-Horn # 040879009

Dear George:

As requested, Kimley-Horn and Associates, Inc. has been retained to complete the following trip generation determination for the proposed residential redevelopment on a site located at 808 SE 4th Street in Fort Lauderdale, Florida. The project is proposed to be built on a site that contains 33 multifamily (low-rise) units. The proposed redevelopment plan will result in the construction of a multi-story building containing a total of 77 multifamily (high-rise) units.

**Trip Generation**

A trip generation determination was prepared to calculate the potential traffic generated by the proposed development. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, Tenth Edition*, were used to determine the trips generated by the existing and proposed land uses. Equations for Multifamily (low-rise) [ITE 220] and Multifamily (high-rise) [ITE 222] were used for the daily, AM peak hour and PM peak hour trip generation calculations. *Table 1* summarizes the trip generation calculation for this project.

<table>
<thead>
<tr>
<th>LAND USE / EXISTING DEVELOPMENT</th>
<th>AM PEAK HOURS</th>
<th>PM PEAK HOURS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Rise 33 units</td>
<td>209</td>
<td>22</td>
</tr>
<tr>
<td>High-Rise 77 units</td>
<td>515</td>
<td>21</td>
</tr>
</tbody>
</table>

*Table 1: Weekday Trip Generation 808 SE 4th Street*

---

**Table 1**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>INTENSITY</th>
<th>DAILY TRIPS</th>
<th>AM PEAK HOURS</th>
<th>PM PEAK HOURS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (Low-Rise) 33 units</td>
<td></td>
<td>209</td>
<td>22</td>
<td>14</td>
</tr>
<tr>
<td>Driveway Volumes</td>
<td></td>
<td>209</td>
<td>22</td>
<td>14</td>
</tr>
<tr>
<td>Multifamily (High-Rise) 77 units</td>
<td></td>
<td>515</td>
<td>21</td>
<td>14</td>
</tr>
<tr>
<td>Driveway Volumes</td>
<td></td>
<td>515</td>
<td>21</td>
<td>14</td>
</tr>
</tbody>
</table>

**Trip Differential:**

- **Daily Trips**
  - Multifamily (Low-Rise) [ITE 220] = \( T = 7.56(X) - 40.86 \)
  - Multifamily (High-Rise) [ITE 222] = \( T = 3.94(X) + 211.81 \)

- **AM Peak Hour**
  - Multifamily (Low-Rise) [ITE 220] = \( \ln(T) = 0.95*\ln(X) - 0.51 \) (23% in, 77% out)
  - Multifamily (High-Rise) [ITE 222] = \( T = 0.28(X) + 12.86 \) (24% in, 76% out)

- **PM Peak Hour**
  - Multifamily (Low-Rise) [ITE 220] = \( \ln(T) = 0.89*\ln(X) - 0.02 \) (63% in, 37% out)
  - Multifamily (High-Rise) [ITE 222] = \( T = 0.34(X) + 8.56 \) (61% in, 39% out)
As shown in Table 1, the proposed residential redevelopment site is expected to generate an increase of 306 net new external weekday daily trips, an increase of 17 net new external weekday AM peak hour trips (+4 inbound, +13 outbound), and an increase of 13 net new external weekday PM peak hour trips (+7 inbound, 6 outbound) in comparison to the existing site development. Even without applying any credit for existing development, the number of net new vehicle trips is below the 1,000 vehicle trips per day, which is below the threshold above which a full Traffic Impact Analysis (TIA) would be required under the City of Ft. Lauderdale's Unified land Development Regulations (ULDR) Section 47-25.2M(4). Therefore, no further analysis has been undertaken.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer
Florida Registration Number 58636
Certificate of Authorization Number CA00000696
July 12, 2019

VIA HAND DELIVERY
DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL

Re: 808 SE 4th Street – Site Plan Level III
DRC Project Description and Unified Land Development Regulations Narrative

Dear Members of the Development Review Committee:

I represent SE FOURTH, LLC (the “Applicant”), as developer of the real property located at 808 SE 4th Street, Fort Lauderdale, FL 33301 (the “Property”), Folio No. 5042-11-01-0470. Applicant hereby requests Site Plan Level III approval to construct a 14-story, 77-unit multifamily complex (the “Project”) and hereby provides the following responses demonstrating compliance with the Unified Land Development Regulations (“ULDR”). Please see a detailed summary below.

1. PROJECT DESCRIPTION

The Property is located in Downtown Fort Lauderdale along the New River on SE 4th Street. The site area is approximately 0.57 acres (24,729 square feet). The Property is zoned Regional Activity Center – East Mixed Use District (“RAC-EMU”), which is one of the three transition areas of the Regional Activity Center Transitional Mixed-Use District (“RAC-TMU”), with an underlying land use of Downtown Regional Activity Center (“Downtown RAC”). The Property is guided by the City of Fort Lauderdale Downtown Master Plan (“Master Plan”) and located within the “Near Downtown” character area.

Applicant proposes redeveloping the Property with a 14-story, 77-unit multifamily complex with a variety of sizes and configurations of units, varying from one-bedroom units of an approximate minimum of 750 square feet, to three-bedroom units of an approximate maximum of 1,480 square feet. The ground level features a club room and support services and will have a circular drop off area for 4 cars with a bypass lane. The first floor is 14” – 0” clear height (15’ floor to floor). The second to the fifth floors in the pedestal (parking garage) will provide 155 parking spaces with floor heights on floors two through five a minimum clear height of 7'- 6” in the parking area (9’ floor to floor). Residential floors six through thirteen are 10’ floor to floor.

1.1 Building Design

The building height is 153’-6” to the top of the roof slab. The design intent is to create contemporary organic architecture, using earth-tone scored colored stucco, along with the look of horizontal wood accents, plus stone veneer on the lower floor as a base. Balconies represent both functional and aesthetic elements of the facade. The cantilevered balconies create positive space with interesting shadows on the facade and vary in material from metal grid to glass, while the flush balconies create a negative space with reverse inward shade and shadow. The building is crowned with an architectural brise soleil element. There is a required 30’ step-back on the building facing the river at the fifth level that results in extended balconies creating premium residential units and the amenity deck with pool.

The rooftop accommodates the mechanical equipment and provides room for an activated rooftop terrace, landscape areas, roof garden, and a dog park green area.

1.2 Landscape
The site, while limited in area for landscape, meets the minimum pervious area requirement. Trees, to soften the elevation and to provide shade, at the interval that is proportional to the size of the material, will be planted along the sidewalk.

The roof-top garden, located on the fifth floor over the parking garage, also has amenities. Trees and shrubs will be planted in planters in a common area resulting in a residents’ garden for relaxing and exercising along with the residents’ swimming pool and pool deck containing chaise lounges, tables and umbrellas. The ‘Club & Spa’, facing the pool, is an enclosed area for recreation and lounging and will contain the health and fitness gym, sauna, party room, TV lounge, rest rooms, etc. The fourteenth floor also accommodates an activated rooftop with open, landscaped areas for residents.

1.3 Building Structure

The building will be designated as Type 1-B structure according to Section 403.2 of the Florida Building Code. The structure will be predominately a post-tension concrete shell, along with some additional long-span precast beams (PSI) spanning the parking areas in the garage and will meet the restrictions of the latest Florida Building Code.

Because this project is 153'-0'' in height and designated a high-rise the following items will be required:

1. Elevator lobbies or pressurized elevator shafts.
2. Exit stairs would need to be pressurized or smoke proof enclosures.
3. A Rational Analysis would be required for smoke control, and in Broward County smoke exhaust would be required in corridors. A smoke removal system is required for after fire cleanup per 403.4.7 of the FBC.
4. A fire command station is required.
5. Standby power is required for smoke control, elevators, fire alarm system, and fire command station.
6. Smoke detectors are required in corridors adjacent to the exit stairs.
7. Luminous egress path markings are required.
8. Emergency voice communication system is required as part of the fire alarm system.
9. Fire department communication system is required.
10. All the mechanical equipment will be located on the roof with no equipment on the ground floor. Building name, wayfinding, and security signage will be attached to the building and will be submitted to the city architectural appearance committee for approval.

1.4 Access, Security, and Surveillance

Vehicular access to the building is through one electronically controlled access point for the residential occupants. Visitors will enter through the front entry Porte Cochere on S.E. 4th Street. Visitors can only enter the residential corridors through the guarded reception area at the residential elevator lobby. Residential occupants can enter through electronically access controlled entrances at each parking level.

Landscaping follows CPTED principles and is configured to avoid providing hiding places. Trees and Palms are intended to provide canopies but with clear trunk space for maximum visibility across green areas. Ground cover and shrubs will be kept at a minimum height to also avoid providing cover to intruders.

There are to be strategically located lighting fixtures for the common drive and perimeter walkways of the building as well as the common pool area. Light posts will also illuminate the perimeter sidewalk.

The property has a continuous sidewalk on SE 4th Street to allow clear pedestrian circulation following the property line. All interior walkways and paved areas are only accessible through the drive or lockable individual unit gates to patios or through the access-controlled parking garage.
Fences, entries, gates and doors will be provided with locking mechanisms and hardware to deter intrusion by outsiders. Electronic surveillance will also complement perimeter security in strategic locations. Homeowner's association rules can include a program to maintain lighting on focal points.

2. **UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS**

In terms of the development review, the Property and the proposed development are subject to the following sections of the ULDR:

1. Sec. 47-24.1 Development Permits
2. Sec. 47-13.2.1 Transitional Mixed-Use District
3. Sec. 47-13.10 List of Permitted and Conditional Uses, RAC-TMU
4. Sec. 47-13.21 Dimensional Requirements for the RAC-TMU District
5. Sec. 47-13.20 Downtown RAC Review Process and Special Regulations
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.

2.1. **Development Permits**

The Property is located in the RAC-EMU District, one of the RAC-TMU transition areas, adjacent to the New River. As such, the proposed development is subject to Site Plan Level II review and approval pursuant to Sec.47-24.1

2.2. **Transitional Mixed-Use District – East Mixed-Use District (Sec. 47-13)**

The Property has an underlying land use designation of Downtown Regional Activity Center and is zoned RAC-EMU. The RAC-EMU is designed to provide for a transition from intense uses permitted within the RAC-CC district to those established neighborhoods east of the RAC-EMU.

2.2.1. **Proposed Use (Sec. 47-13.10)**

The proposed development is a 77-unit multifamily complex. Multifamily developments are permitted in the RAC-EMU.

2.2.2. **Dimensional Requirements (Sec.47-13.3)**

A. **Height**

There is no maximum height in the RAC-TMU District. The Master Plan encourages transition areas within the peripheries of the Downtown RAC. There are two transition areas within the Master Plan, including Transition Type 1 and Transition Type II. The proposed development is located within the Transition Area Type II, which contains Proposed Transitional Zones. For any developments within this area, the maximum height is encouraged to be two and a half times the height of the maximum height of the adjacent zoning district. The maximum height of the adjacent structure to the east within the RMM-25 District is approximately 66'-0". Therefore, the height within the Proposed Transitional Zone should be limited to 165'. The proposed development complies with the requirements of the Master Plan at 153'-6" at the top of the highest structure.

B. **Minimum Plot Size**

The minimum plot size for residential uses is 5,000 square feet. The plot is approximately 0.57 acres (24,729 square feet).

C. **Maximum Plot Coverage**

The maximum plot coverage for residential developments is 75%. As depicted on Sheet A-000, the proposed building footprint coverage is 15,050 square feet, or 60.9% of the site.
D. Maximum Density

The RAC-TMU District does not have a maximum density. Applicant proposes 77 dwelling units, or 135.1 du/acre.

E. Setbacks

The RAC-TMU District does not require setbacks. However, the Downtown New River Masterplan encourages an 18'-0" setback from the property line abutting the New River and a 30'-0" minimum stepback at the shoulder. Per Sheet A-0.00, the Project accommodates the following setbacks: 10'-0" (podium) / 25'-0" (tower) to the north; 0' (podium) / 15'-0" (tower) to the east; 18'-0" (podium) / 30'-0" (tower) along the waterside; and 5'-0 (ground floor), 0' (podium), and 15' (tower) to the west. Please refer to the Setback Study provided on Sheet A-0.07.

As discussed above, the proposed project satisfies the RAC-EMU dimensional requirements of the ULDR.

2.2.3. Downtown RAC review process and special regulations (Sec. 47-13.20)

A. Applicability

The RAC review process and special regulations of Section 47-13.20 are applicable to this project.

B. Density

The RAC-EMU District does not have a maximum density. Applicant proposes 77 dwelling units, or 135.1 du/acre.

C. General design.

1. First floor exterior walls are parallel to public rights-of-way and contain windows, doors, and other transparent and decorative elements. Please refer to the plan sheets.

2. Mechanical roof-top equipment will be located on the roof with no equipment on the ground floor.

3. The Project provides variation in rooflines, terracing, angling, balconies, architectural ornamentation, color and material banding, and landscaped areas which encourage pedestrian interaction between the development site and public areas.

4. Applicant proposed 77 dwelling units, or 135.1 du/acre. Please refer to Section 2.2.6. Neighborhood Compatibility responses below.

5. Chain-link fencing is not proposed.

6. Not applicable.

D. Parking regulations

1. One-hundred fifty-five (155) parking spaces are accommodated on-site.

2. The parking garage is screened from view from abutting public rights-of-way. The parking garage walls are articulated with a system of diagonal aluminum louvers on the east and west facades to provide visual appeal while the north façade is articulated with fenestration that is visually compatible with the residential character of the building.
E. Open space for residential uses

For development in the RAC districts, a minimum of fifty percent (50%) of the required open space must be in landscaping and at least forty percent (40%) of the required open space must be provided at-grade and the remaining open space must be accessible to individual residential units or through a common area, or both. The total amount of open space required is calculated based on the size and density of the development. For developments of more than one hundred fifty (150) residential units, or developments of greater than 60 dwelling units per acre density, a minimum of 100 square feet of open space per unit is required. A minimum of 7,700 square feet of open space is required for 77 units. The project accommodates a total of INSERT square feet of open space. As depicted on Sheet A-0.08, 3,708 square feet (or approximately 48% of the required total open space) is provided on the ground floor, with an outdoor terrace, dock, and landscaped seating areas fronting the New River waterfront. The project also accommodates substantial residential amenity programs and open space on the fifth and fourteenth level rooftops. Please refer to Sheets A-1.05 and A-1.08.

F. RAC landscape requirements

Please refer to the Landscaping Sheets provided in this submittal.

G. Signs

Acknowledged.

H. Street and waterway treatment

Not applicable. The development is not located on a pedestrian priority street or image street.

I. Pedestrian priority streets

Not applicable. The development is not located on a pedestrian priority street.

J. Image streets

Not applicable. The development is not located on an image street.

K. New River Waterfront Corridor

The Property is located within a RAC-TMU District. RAC-TMU structures shall provide minimum setbacks from the seawall or high-water mark of the river's edge, if no seawall exists, as approved pursuant to Site Plan Level II development permit, Section 47-24.2, subject to the review criteria as provided in Section 47-25.3, Neighborhood Compatibility. The Project accommodates an 18'-0" waterfront setback at the podium level and a 30'-0" waterfront stepback from at the fifth level upwards.

L. All other RAC district streets.

Development of property located abutting all streets within the RAC districts other than pedestrian priority or image streets must satisfy the following regulations:

1. Setbacks

   a. A minimum setback of five feet shall be provided from the property line along the street.

      Project complies. 10'-0" (north) setback is provided along SE 4th Street.
b. Modification of setback requirements within the RAC-TMU district. Setback requirements for the RAC-TMU may be modified to require greater setbacks above those specified in subsection K.1.a, subject to approval of a Site Plan Level II permit and the review criteria provided in Section 47-25.3.A.3.e.iii, Neighborhood Compatibility. Setbacks may also be modified for building sites within the RAC-TMU that apply for additional dwelling units above 25 dwelling units per net acre, subject to approval of a Site Plan Level II permit and the review criteria as provided in Section 47-25.3.A.3.e.ii.

No setback modifications are proposed.

2. Street trees: Project complies. Please refer to the Landscaping Sheets provided in this Site Plan submittal.

3. Location of street trees: Project complies. Please refer to the Landscaping Sheets provided in this Site Plan submittal.

M. Effect of other ULDR provisions.

Acknowledged.

N. Site Plan Level II

Not applicable. Any use within the RAC-TMU (EMU, SMU, WMU) on land abutting the New River is subject to Site Plan Level III review and approval.

2.2.4. Parking and Loading Requirements (Sec. 47-20)

Sec. 47-20.2, ULDR, provides the parking requirements for the RAC-EMU district. In RAC-EMU the general parking requirement for a multifamily use applies. The multifamily use parking requirements vary depending on the number of bedrooms. Please refer to the proposed Room Matrix provided on Sheet A-3.01. The Project accommodates the required one-hundred fifty-five (155) parking space requirement.

As discussed above, the proposed project satisfies all of the parking and loading requirements of the ULDR.

2.2.5. Adequacy Requirements (Sec. 47-25.2)

A. Applicability

The adequacy requirements of Section 47-25.2 are applicable to this project.

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

Adequate water supply, fire hydrants, fire apparatus, appropriate access and exits, and a sprinkler system will remain or be provided in accordance with the Florida Building Code and South Florida Fire Code.
F. Parks and Open Space
Applicant will pay the City parks impact fee as required at time of permit.

G. Police Protection
The Project will incorporate controlled access, security, and surveillance on the premises.

H. Potable Water and Potable Water Facilities
Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the added demand of this project. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

I. Sanitary Sewer
Applicant anticipates that existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the project. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

J. Schools
Applicant will obtain a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, and that mitigation requirements have been satisfied.

K. Solid Waste
The Applicant will provide adequate solid waste collection facilities and service in connection with the project and will provide evidence to the City demonstrating all solid waste will be disposed of in a manner consistent with all governmental requirements upon request.

L. Storm Water
Please see site plan and civil drawings for information regarding proposed treatment of storm water.

M. Transportation Facilities
The number of net new vehicle trips is below the 1,000 vehicle trips per day, which is below the threshold which would require a full Traffic Impact Analysis pursuant to ULDR, Section 47-25.2M(4). Please refer to the Traffic Statement prepared by Kimley-Horn and Associates, Inc.

N. Wastewater
Adequate wastewater services will be provided for the needs of the proposed development.

O. Trash Management
Adequate accommodation of garbage and recycling has been made in the site design.

P. Historic and Archaeological Resources
N/A.

Q. Hurricane Evacuation
The Property will utilize the standard evacuation route for the area.

As discussed above, the proposed project satisfies all the adequacy requirements of the ULDR.
2.2.6. Neighborhood Compatibility (Sec. 47-25.3)

The proposed development complies with the Neighborhood Compatibility requirements contained within ULDR Section 47-25.3. The design will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

The proposed design gives the building a new relation to the New River connecting it both visually through the transparency of the primarily glass façade and functionally through the creation of a lively open space realm along the waterfront. The parking garage, which is designed to restrict open view of headlights to the greatest extent, is oriented towards SE 4th Street which allows the south of the building to accommodate residential units and amenities along the waterfront and provide view corridors to the river. The residential lobby is located towards the north of the site fronting SE 4th Street.

The building design incorporates a high level of transparency through fenestration to complement the surrounding residential buildings. Architectural framing elements have been utilized throughout the building to breakdown the proportions of the building, including balconies and color and material banding. The building mass changes with cantilevered balconies that create positive space with interesting shadows on the façade and vary in material from metal grid to glass, while the flush balconies create a negative space with reverse inward shade and shadow that project form the exterior walls.

All mechanical equipment will be adequately screened on the roof. The building facilities for trash and service are incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas.

Please see plans, elevations, and renderings provided.

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

3. CONCLUSION

The Project seeks to implement the vision of the RAC-EMU and Downtown and New River Masterplans by providing a multifamily complex that is compatible in scale, massing, and architectural treatment with the development pattern of the neighborhood. Accordingly, we respectfully request your recommendation to the Planning and Zoning Board that the proposed development meets the standards and requirements of the ULDR and master plans.

Please do not hesitate to contact me if I can provide any additional information or if you have any questions or comments.

Respectfully submitted,

[Signature]

Stephanie J. Toothaker, Esq.
July 12, 2019

VIA HAND DELIVERY
DESIGN REVIEW TEAM
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL

Re: 808 SE 4th Street – Site Plan Level III
DRT Narrative

Dear Design Review Team:

I represent SE FOURTH, LLC (the "Applicant"), as developer of the real property located at 808 SE 4th Street, Fort Lauderdale, FL 33301 (the "Property"), Folio No. 5042-11-01-0470. Applicant is requesting Site Plan Level III approval to construct a 14-story multifamily complex (the "Project") and hereby provides the following responses demonstrating compliance with the applicable City of Fort Lauderdale Downtown Master Plan ("Master Plan") Design Guidelines.

I. Principles of Street Design

a. S1 Maintain fine-grained street grid: discourage vacations.
   
   No street vacations are proposed.

b. S2 Utilize Traffic Calming rather than blocking streets.
   
   Not applicable. No street barricading is proposed.

c. S3 Maximize on-street parking except on major arterials.
   
   The Property is located on SE 4th Street. No on-street parking is proposed.

d. S4 Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).
   
   The property has a continuous sidewalk on SE 4th Street to allow clear pedestrian circulation.

e. S5 Maximize street trees on all Downtown Streets.
   
   Street trees have been designed to be planted to meet Downtown Design Guidelines. Please refer to the Landscape Sheets provided in the Site Plan submittal.

f. S6 Encourage location of primary row of street trees between sidewalk and street
   
   Trees will be located between the main pedestrian walkway and street. Please refer to the Landscape Sheets provided in the Site Plan submittal.

g. S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft.
Street trees have been proposed for accordance with the spacing mentioned above. Please refer to the Landscape Sheets provided in the Site Plan submittal.

h. S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.

Street trees have been proposed in accordance with the minimum horizontal clearance above. Please refer to the Landscape Sheets provided in the Site Plan submittal.

i. S9 Encourage shade trees along streets, palm trees to mark intersections.

Tree planting is designed to conform to the existing theme and standards of the City. Please refer to the Landscape Sheets provided in the Site Plan submittal.

j. S10 Eliminate County "corner chord" requirement not compatible with urban areas.

Not applicable.

k. S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.

Project complies.

l. S12 Discourage curb cuts on "primary" streets.

Project complies.

m. S13 Encourage reduced lane widths on all streets.

Not applicable.

n. S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph).

Not applicable. No change of speed is proposed.

o. S15 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Design of Local streets with public r.o.w.s greater than 60' will require consultation with Urban Design & Planning Division.

Project will comply.

p. S16 Bury all power lines in the Downtown Area.

Existing overhead powerlines to be buried underground.

II. Principles of Building Design

a. B1 Framing the street: building "street wall" should generally meet setback line (within a percentage).

The building podium is setback 10'-0" from SE 4th Street while the tower is setback 25'-0".

b. B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.

The proposed development does not create an unusable, leftover 'green perimeter'. As depicted on Sheet A-0.08, 3,708 square feet of open space is provided on the ground floor. The Project also accommodates substantial amenity programs on the landscaped rooftops on the fifth and fourteenth floors which extends the repertoire of open spaces and activate the rooftops.
c. **B3 Framing the street: minimum and maximum building 'street wall' heights (see character area guidelines for specifics).**

The 14-story building includes a pedestal from the ground floor to the fifth floor with a shoulder that is created when the building steps back 30'-0" from the waterway and 25'-0" from SE 4th Street.

d. **B4 Framing the street: encourage maximum building 'street wall' length of 300ft.**

The building street wall does not exceed a length of 300'-0".

e. **B5 Preferred maximum 'floor plate' area for towers (see character area guidelines for specifics).**

The project is in the Near Downtown character area which has no maximum floor plate size for the first seven stories of a residential development and a maximum floorplate size of 18,000 gross square feet for residential buildings up to 15-stories.

The 14-story building includes a pedestal from the ground floor to the fifth floor with a shoulder that is created when the building steps back 30'-0" from the waterway. The floor plate of the residential tower from the seventh through thirteenth floors is reduced to roughly 13,466 square feet.

f. **B6 Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.**

The tower is oriented towards the Property's only street frontage along SE 4th Street to further maximize the view corridors to the waterway.

g. **B7 Where towers are located on streets < or = 60ft, increased step backs from the 'shoulder' are encouraged to reduce the impact on the street.**

The building is designed with a 25'-0" north stepback to help reduce the impact on the street and open spaces below.

h. **B8 Surface parking: discourage frontage and access along 'primary' street**

Not applicable. No on-site surface parking is proposed.

i. **B9 Parking garages: encourage access from secondary streets and alleys. Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.**

Vehicular access to the building is provided on SE 4th Street. The upper floors of the parking garage are not visible along the waterway. The parking garage design is well integrated with the overall building design.

j. **B10 Encourage main pedestrian entrance to face street.**

The building provides a well-defined main pedestrian entrance with a residential lobby fronting SE 4th Street.

k. **B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations.**

Not applicable. Retail uses are not proposed.

l. **B12 Encourage pedestrian shading devices of various types.**
The ground level incorporates trees on SE 4th Street to soften the elevation and to provide adequate shade.

m. B13 Encourage balconies and bay windows to animate residential building facades.

Various expression and approaches of shaped balconies are used for the articulation of the building façades.

n. B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).

Not applicable. The Property is located in the Near Downtown Character Area.

o. B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.

The proposed development provides active ground floor frontages with emphasis on activating the New River waterfront. The proposed ground floor programming includes a residential lobby fronting SE 4th Street with residential bike storage and an open space area fronting the New River. The proposed design gives the building a new relation to the waterfront, connecting it both visually through the transparency of the primarily glass façade and functionally through the creation of a lively open space realm with landscaped areas, an outdoor terrace, and dock area.


Not applicable.

q. B17 Discourage development above right-of-way (air rights).

Not applicable. No development above rights-of-way is proposed.

r. B18 Mitigate light pollution.

Pedestrian level lighting will be designed to provide a perception of a safe urban environment through CPTED principles.

s. B19 Mitigate noise pollution.

Mechanical equipment will be located on the roof with no equipment on the ground floor. Mechanical equipment noise will be designed to be muffled with sound attenuation installations to meet the City's noise ordinances.

t. B20 Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).

Not applicable.

u. B21 Vertical open space between multiple towers on a single development site: no less than 60 ft apart.

Not applicable.

v. B22 Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.

Not applicable.

w. B23 Avoid drive thrus in the wrong places.
Not applicable.

x. B24 The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).

The Project incorporates recreational and green rooftop elements on the fifth and fourteenth floors, including a pool and pool deck on the fifth floor and ample landscaped space on the fourteenth floor for residents.

III. Quality of Architecture

a. Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.

Not applicable.

b. Q2 Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.

Not applicable.

c. Q3 Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.

The project utilizes durable and quality exterior materials, including earth-tone scored colored stucco and stone veneer on the lower floor as a base.

d. Q4 Respect for Historic Buildings.

Not applicable. The project is not demolishing or adaptively re-using structures with historic value.

e. Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.

The parking garage is screened from view from abutting public rights-of-way. The parking garage walls are articulated with a system of diagonal aluminum louvers on the east and west facades to provide visual appeal while the north faqade is articulated with fenestration that is visually compatible with the residential character of the building.

f. Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground storm water capture and reuse through bio-swales and rain gardens; solar roof panes/awnings.

Project complies. Solar shading and efficient glazing have been introduced into the design.

g. Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

The facades are articulated with cantilevered and flushed balconies that create visual rhythm and interest. The pedestal's south façade fronting the waterway is articulated with fenestration that connects the waterway to the proposed development. The east and west façades are articulated with a system of diagonal aluminum louvers to provide visual appeal and screen the parking garage. The north façade is further articulated with fenestration and architectural elements that are visually compatible with the residential character of the building.
h. Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.

The design intent is to create contemporary organic architecture, using earth-tone scored colored stucco, along with the look of horizontal wood accents, plus stone veneer on the lower floor as a base. Balconies represent both functional and aesthetic elements of the façade. The cantilevered balconies create positive space with interesting shadows on the façade and vary in material from metal grid to glass, while the flush balconies create a negative space with reverse inward shade and shadow. The building is crowned with an architectural brise soleil element.

IV. Principles of Building Design

a. SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.
   Not applicable.

b. SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.
   Not applicable.

c. SF3 Encourage durable materials for ground floor retail and cultural uses.
   Not applicable.

d. SF4 Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.
   Not applicable.

e. SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.
   Not applicable.

f. SF6 Encourage pedestrian shading devices of various types (min 5 ft depth).
   Not applicable.

g. SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.
   Not applicable.

h. SF8 Encourage well-designed night lighting solutions.
   Not applicable.

V. Character Areas - Near Downtown

a. 2A Frame the street with appropriate street wall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft step back on portion over 7 floors. No max floor plate up to 9 floors.

   The 14-story building includes a pedestal from the ground floor to the fifth floor with a shoulder that is created when the building steps back 30'-0" from the waterway and 25'-0" from SE 4th Street.

b. 2B Encourage maximum building height of 30 floors.
The project proposes a building height of 14 floors.

c. 2C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.

The proposed stepbacks provide a tower orientation and massing that allows more light and air at the pedestrian level while enhancing view corridors to the waterway for the most immediate structures.

VI. Tower guidelines:

a. Residential: Buildings up to 15 floors: preferred 18,000 GSF floor plate max.

The residential tower floorplate from floors seven to thirteen are approximately 13,466 square feet.

Respectfully submitted,

Stephanie J. Toothaker, Esq.
July 10, 2019

Mr. George Fletcher
Adache Group Architects
550 S Federal Highway
Ft. Lauderdale, FL 33301

RE: 808 SE 4th Street - Traffic Generation Statement
Ft. Lauderdale, Florida
Kimley-Horn # 040879009

Dear George:

As requested, Kimley-Horn and Associates, Inc. has been retained to complete the following trip generation determination for the proposed residential redevelopment on a site located at 808 SE 4th Street in Fort Lauderdale, Florida. The project is proposed to be built on a site that contains 33 multifamily (low-rise) units. The proposed redevelopment plan will result in the construction of a multi-story building containing a total of 77 multifamily (high-rise) units.

**Trip Generation**

A trip generation determination was prepared to calculate the potential traffic generated by the proposed development. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, Tenth Edition*, were used to determine the trips generated by the existing and proposed land uses. Equations for Multifamily (low-rise) [ITE 220] and Multifamily (high-rise) [ITE 222] were used for the daily, AM peak hour and PM peak hour trip generation calculations. *Table 1* summarizes the trip generation calculation for this project.

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<tr>
<td><strong>AM Peak Hour</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (Low-Rise)</td>
<td>[ITE 220]</td>
<td>( \ln(T) = 0.95 \ln(X) - 0.51 ) \ (23% in, 77% out)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (High-Rise)</td>
<td>[ITE 222]</td>
<td>( T = 0.28(X) + 12.86 ) \ (24% in, 76% out)</td>
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<td></td>
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<tr>
<td><strong>PM Peak Hour</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (Low-Rise)</td>
<td>[ITE 220]</td>
<td>( \ln(T) = 0.89 \ln(X) - 0.02 ) \ (63% in, 37% out)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (High-Rise)</td>
<td>[ITE 222]</td>
<td>( T = 0.34(X) + 8.56 ) \ (61% in, 39% out)</td>
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</tr>
</tbody>
</table>
As shown in Table 1, the proposed residential redevelopment site is expected to generate an increase of 306 net new external weekday daily trips, an increase of 17 net new external weekday AM peak hour trips (+4 inbound, +13 outbound), and an increase of 13 net new external weekday PM peak hour trips (+7 inbound, 6 outbound) in comparison to the existing site development. Even without applying any credit for existing development, the number of net new vehicle trips is below the 1,000 vehicle trips per day, which is below the threshold above which a full Traffic Impact Analysis (TIA) would be required under the City of Ft. Lauderdale's Unified land Development Regulations (ULDR) Section 47-25.2M(4). Therefore, no further analysis has been undertaken.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696
July 11, 2019

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Re: Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq. to represent the interests of SE FOURTH LLC in connection with permitting in the City of Fort Lauderdale for the property located at 808 SE 4th Street, Fort Lauderdale, FL 33301.

Sincerely,

SE FOURTH LLC
Randy Tulepan
Current Principal Place of Business:
8903 GLADES ROAD
A-14
BOCA RATON, FL 33434

Current Mailing Address:
8903 GLADES ROAD
A-14
BOCA RATON, FL 33434

FEI Number: 81-3551789
Certificate of Status Desired: No

Name and Address of Current Registered Agent:
TULEPAN, RANDY
8903 GLADES ROAD
A-14
BOCA RATON, FL 33434 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Authorized Person(s) Detail:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>Address</th>
<th>City-State-Zip:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MGR</td>
<td>THE KEVIN ROBERTS TRUST</td>
<td>4 EAST 80TH STREET</td>
<td>NEW YORK NY 10075</td>
</tr>
</tbody>
</table>

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICK BITTNER

Electronic Signature of Signing Authorized Person(s) Detail
Date 04/15/2019
Sec. 47-24.1. - Generally.

A. No application for a development permit issued by the city for the development of land within the city shall be reviewed or development permit issued, unless in compliance with the requirements and in accordance with the procedures set forth in this Section 47-24.

B. No person shall undertake any development in the city as defined herein, nor shall any person use or develop any parcel of land or water for any purpose without first obtaining a development permit from the city in accordance with this section. No building or engineering permit shall be issued for a development which is not in compliance with the development permit issued for such development.

C. List of development permits. Table 1 provides a list of the types of development, the development order required for each and the department, committee, board or commission with authority to review, approve, or both, the development permit. Table 1 also identifies the review criteria required for a permit, as further described in Section 47-25, Development Review Criteria.

1. Requirements for a certificate of compliance. Prior to the issuance of a permit as required by this section, a certificate of compliance (COC) shall be issued by the department when the requirements for a specific development permit have been met. A COC shall also be required for all development which is regulated by the ULDR and which is not otherwise required to obtain one (1) or more of the development permits as provided herein.

D. Development review criteria. In addition to meeting the requirements of the district in which a proposed development is located; the standards for the use and location of the development and the requirements for a development permit as set forth in this section; all development permits shall be subject to Section 47-25, Development Review Criteria, as specified therein.

E. Review process. Table 1 identifies the department, committee, board or commission with authority to review and approve the issuance of a development permit. Table 1 also identifies which permits may be reviewed by the city commission upon city commission request, and the appropriate body to consider an appeal from a denial of a development permit.

F. Application requirements. An application for a development permit shall be submitted to the department on forms provided by the department. Unless otherwise provided herein, the following is a list of the minimum requirements for an application for a development permit. Additional information necessary in order to determine if the development meets the ULDR may be required as identified on the application form for a specific development permit.

1. Name, address and telephone number of the applicant or authorized representative for the applicant.

2. A statement of ownership of the subject property or proof of authorization to apply for a development permit from the legal property owner of the parcel proposed for development.

3. Survey of the subject property.

4. Legal description of the subject property.

5. A brief description of the development permit request.

6. Existing use of the subject property.

7. Proposed use of the subject property

8. Existing zoning of the subject property.

9. Existing land use designation of the subject property.

10. Existing zoning, existing use, and existing land use designation of lands within seven hundred (700) feet of the subject property.

11. A general vicinity map showing the location of the parcel proposed for development or use at a scale of not less than one (1) inch equals five hundred (500) feet.
12. Such other information as required pursuant to the ULDR and additional information necessary to support the application.

13. For development permits that require public notice as provided in Section 47-27, Notice Procedures for Public Hearings, the following:
   a. Property appraiser’s tax map showing all properties required to be noticed, and their relation to the subject parcel.
   b. List of property owners’ names, tax identification number and address and one (1) set of addressed size #10 envelopes, with appropriate postage affixed and showing the city’s return address for each property owner required to be noticed.

14. For development permits that require public participation notice as provided in Section 47-27, Notice Procedures for Public Hearings, the following:
   a. The applicant shall provide an affidavit documenting that notice was provided at a minimum of ten (10) days prior to both the Development Review Committee and Planning and Zoning Board meetings.
   b. The applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of thirty (30) days prior to the Planning and Zoning Board hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. An application for a development permit that is subject to this section cannot proceed to Planning and Zoning Board until this report letter is submitted to the Department.

G. Applicant. When used herein an applicant for a development permit shall have the meaning provided as follows:
   1. An owner of property shall be the owner in fee simple title of the property proposed to be developed or his or her authorized representative who wishes to develop or use property within the city in a manner which by the ULDR requires a development permit; or
   2. The city, by and through the city manager, city commission or department.

H. Fees and costs. All applications for a development permit shall have an application fee as established by the city commission as set forth in a resolution, as 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.

I. Determination of completeness.
   1. Within five (5) business days of receiving an application for a development permit, the department shall review the application to determine if the information provided is complete. The department shall notify the applicant of any deficiencies in the application.
   2. Upon submittal of additional information, the department will determine if the application is complete.
   3. If an applicant fails to provide additional information as requested by the department within two (2) weeks of the request or respond to the department with a time when the information will be submitted, the application shall be deemed to be withdrawn by the applicant.
   4. At a minimum, an application for a development permit must evidence compliance with the city’s adopted land use plan and the minimum standards of the ULDR.
   5. Review of an application by the department shall not commence until the application is determined to be complete.
J. **Burden of proof.** The applicant shall have the burden of showing that all standards, requirements, and criteria of the ULDR have been met.

K. **Notice procedures for public hearings.** Public notice required for development permits and approvals shall be as provided in Section 47-27, Notice Procedures for Public Hearings.

L. **Number of votes required for approval.** Approval of a development permit as required by the ULDR shall be by a majority vote of a quorum of the members of the board, committee or commission present and voting on such permit, except as follows:
   1. Board of adjustment approval of a variance or special exception, motion for rehearing or an interpretation of the ULDR shall be by a vote of a majority plus one (1).

M. **Expiration of site plan and conditional use approvals.**
   1. All site plans, conditional use approvals and certificates of appropriateness (hereinafter collectively referred to as "site plan") shall expire unless:
      a. A complete application for a building permit for an above-ground principal structure as shown on the approved site plan has been submitted within eighteen (18) months following the date of approval of the site plan; and
      b. A building permit for such above-ground principal structure is issued within twenty-four (24) months following the date of approval of the site plan; and
      c. Such building permit remains valid and in effect until a certificate of occupancy, or other equivalent approval is granted for such principal structure.
   2. An approved site plan that includes more than one (1) principal structure, shall expire unless:
      a. A complete application and building permit and a certificate of occupancy is issued for one of the above-ground principal structures as provided in subsection M.1; and
      b. A complete application for a building permit for any subsequent above-ground principal structure shown on the approved site plan has been submitted within eighteen (18) months following the date of issuance of a certificate of occupancy for the principal structure most recently completed; and
      c. A building permit for such above-ground principal structure is issued within twenty-four (24) months following the date of issuance of a certificate of occupancy for the principal structure most recently completed; and
      d. Such building permit remains valid and in effect until a certificate of occupancy or other equivalent approval is granted for such principal structure; and
      e. A complete application is submitted and building permits are issued for each subsequent principal structure in accordance with subsections 2.a., b., and c. until a certificate of occupancy of its equivalent is issued for all of the principal structures on the approved site plan.
      f. Notwithstanding the provisions of this subsection 2., a site plan that includes more than one principal structure shall expire if certificates of occupancy for all principal structures have not been issued within seven (7) years of site plan approval.
   3. If a building permit for construction of a principal structure as provided herein expires, the site plan shall expire and prior to issuance of any additional building permits, the applicant shall be required to submit an application for and receive approval of a new site plan for such principal structure.
   4. If a site plan expires, the allocation of dwelling units granted for any principal structure that has not received a certificate of occupancy or equivalent certification shall expire at the time the site plan expires.
5. a. An extension of time for site plan expiration shall be granted by the reviewing body approving the site plan when all applicable building, zoning and engineering regulations remain the same and good cause for the delay has been shown by the applicant. Good cause may include, but shall not be limited to, delay caused by governmental action or inaction or other factors totally beyond the control of the applicant. An extension shall only be granted where an applicant has requested an extension during the effective period of the development permit. If any applicable building, zoning or engineering regulation has been changed during the twenty-four (24) month period, then the proposed development shall be reviewed only to the extent that the changes affect the proposed development.

b. An extension of time for expiration of a site plan for development sites located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPFCRA") may be granted by the Executive Director of the Fort Lauderdale Community Redevelopment Agency based on the conditions provided in subsection 5.a. In no event shall an extension be granted for a period of time greater than twenty-four (24) months. If the executive director denies the extension, applicant may reapply for an extension in accordance with the provisions of subsection 5.a.

N. **Effect of DRC, planning and zoning board, historic preservation board and city commission review.** Any review and decision by the DRC shall govern and control any department review on all issues addressed and determined by the DRC. Any review and decision by the planning and zoning board shall govern and control any department or DRC review on all issues addressed and determined by the planning and zoning board. Any review and decision of the historic preservation board shall govern and control any department or DRC review on all issues within the authority of the HPB. Any review and decision by the city commission shall govern and control any department, DRC, historic preservation or planning and zoning board review on all issues addressed and determined by the city commission.

O. **Time for meeting conditions.** Conditions which are imposed in connection with a development permit which do not require a building permit shall be met at the time of issuance of a development permit associated with the site plan, except if the applicant shows that due to factors associated with the site such conditions cannot be met, the department may extend the time. If a condition requires construction of an improvement, such construction shall be commenced at the time of commencement of the part of the development which relates to the condition. All improvements required from the developer as a condition of approval for a development permit shall be installed and completed prior to the issuance of any certificate of occupancy. If conditions are imposed which are required to be met and an applicant fails to meet such conditions, the development permit may be revoked by the same body utilizing the same process as applicable to the issuance of the permit.

P. **Payment of monies in lieu of installation of required improvements.** In the event that any improvements required to be made by the developer as a condition of approval for a development permit cannot be installed or completed prior to the issuance of any certificate of occupancy, the city may accept payment or a bond in the amount needed to ensure completion of the required improvements. The city will accept such payment or bond from the applicant, when the applicant has demonstrated good cause for its inability to complete the installation of the required improvements, and such delay will not cause risk to public health or safety. Funds in the amount of the cost of the required improvements will be paid to, or a bond in the amount of one hundred twenty-five percent (125%) of the cost of the required improvements shall be posted with the city. Any funds collected or bonds posted pursuant to this subsection shall only be expended upon the improvements for which the money or bond was obtained. Such funds shall be expended within five (5) years of the date such money or bond was collected by the city. If the cost of said improvements is less than the money held by the city, or if it has not been spent or used within the five (5) year time frame, then a refund of any funds held by the city shall be made to the developer or the bond shall be released. However, should any required improvement be budgeted and planned for completion within said five (5) year time frame, but not started or totally completed within said five (5) years, then in that case no refund or release shall be required. A developer shall only be required to pay its proportionate share of the cost of required improvements in those cases in which the improvement does not solely benefit the development.
**TABLE 1. DEVELOPMENT PERMITS AND PROCEDURES**

<table>
<thead>
<tr>
<th>Permit</th>
<th>Department</th>
<th>Development Review Committee</th>
<th>Planning &amp; Zoning Board (Local Planning Agency)</th>
<th>Historic Preservation Board</th>
<th>City Commission</th>
<th>Board of Adjustment</th>
<th>Criteria for Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>CENTRAL BEACH AREA DISTRICTS - see Section 47-12 and other regulations provided in this Table 1.</td>
<td>—</td>
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<td>1. Adequacy Review Sec. 47-25.2; 2. Neighborhood Compatibility Review Sec. 47-25.3</td>
</tr>
<tr>
<td>SITE PLAN—LEVEL I DEPARTMENT</td>
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<td>1. Sidewalk cafe</td>
<td>DP</td>
<td>A</td>
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<td></td>
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<td>1. Adequacy Review Sec. 47-25.2; 2. Outdoor Uses, Sidewalk Cafe Sec. 47-19.9;</td>
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<td>2. Mobile vendor</td>
<td>DP</td>
<td>A</td>
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<td></td>
<td></td>
<td>1. Adequacy Review Sec. 47-25.2; 2. Mobile Vendor, Sec. 47-</td>
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<tr>
<td>3.a</td>
<td>Residential—less than 5 units</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
<td>Adequacy Review Sec. 47-25.2</td>
<td></td>
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<tr>
<td>3.b</td>
<td>In SRAC-SA zoning districts Less than 5 units and equal to or less than 110 ft. in height</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
<td>1. Adequacy Review 47-25.2 ;xhg;2. SRAC-SA Design Standards; xhg;</td>
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<tr>
<td>4.a</td>
<td>New nonresidential construction—5,000 square feet or less</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
<td>Adequacy Review Sec. 47-25.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.b</td>
<td>In SRAC-SA zoning districts equal to or less than 5,000 square feet and equal to or less than 110 feet in height</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
<td>1. Adequacy Review 47-25.2 ;xhg;2. SRAC-SA Design Standards; xhg;</td>
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<tr>
<td>5.</td>
<td>Modification of waterway lot widths in RS-4.4 &amp; RS-8 Districts</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
<td>1. Adequacy Review Sec. 47-25.2 ;xhg;2. Modification of Lot Width, Sec. 47-23.10;xhg;</td>
<td></td>
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</tr>
<tr>
<td>6.</td>
<td>Change of use—different</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
<td>Nonconforming Uses,</td>
<td></td>
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</tr>
<tr>
<td>Operation but does not involve development which requires a Site Plan Level II or higher permit—See Sec. 47-3.5.B.a</td>
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<td>Reuse of nonconforming structure</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ or Dept.</td>
<td></td>
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<tr>
<td>Continuation of nonconforming status</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ or Dept.</td>
<td>Nonconforming Uses, Section 47-3</td>
<td></td>
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<tr>
<td>Approval of off-site parking</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ or Dept.</td>
<td>Parking and Loading Sec. 47-20.18</td>
<td></td>
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<tr>
<td>Construction staging area</td>
<td>DP</td>
<td></td>
<td>CRR/A</td>
<td>Section 47-19.2 FF.</td>
<td></td>
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<tr>
<td>New nonresidential construction—</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
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<table>
<thead>
<tr>
<th></th>
<th>greater than 5,000 sq. ft.</th>
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<th>47-25.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.</td>
<td>a. When communication s towers are permitted</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
</tr>
<tr>
<td></td>
<td>b. When communication s towers are conditional</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR/A</td>
</tr>
<tr>
<td>14.</td>
<td>Residential—5 units or more</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
</tr>
<tr>
<td>15.</td>
<td>Multifamily residential development at a higher density than the density of any abutting existing residential property or vacant residentially zoned property that is outside of the Multifamily Residential Zoning</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
</tr>
<tr>
<td></td>
<td>District</td>
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<tr>
<td>16.</td>
<td>Redevelopment proposals if existing and proposed improvements together meet the criteria of site plan level II review if proposed as new development and includes one (1) or more of the following:</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
</tr>
<tr>
<td>a</td>
<td>A modification which alters the site improvements by more than twenty-five percent (25%) of the area of the development site.</td>
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<tr>
<td>b</td>
<td>A new drive or relocation of an existing drive giving vehicular access from a public road to the development site.</td>
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<td>c</td>
<td>An addition which exceeds twenty-five</td>
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<tr>
<td>17.</td>
<td>Allocation of reserve units (maximum of 2 dwelling units)</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
</tr>
<tr>
<td></td>
<td>A change in group occupancy category as defined by the Florida Building Code, Broward County Edition which increases traffic generation by more than fifty percent (50%) of the traffic generated by the existing use based on Broward County traffic generation rates.</td>
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<td>percent (25%) of the gross floor area of the existing structure(s) on the development site.</td>
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<tr>
<td>18.</td>
<td>Change in use—See Sec. 47-3.5.B.b - Site Plan Level II threshold is met.</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ or DRC</td>
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<tr>
<td>19.</td>
<td>For any use in the Downtown RAC which is within 100 feet of residential property outside of the RAC, or within the RAC-TMU(EMU,SMU,W MU) except on the New River waterfront as provided in 32, or on the New River waterfront corridor within RAC-CC and RAC-AS as provided in 33, below</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
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</tbody>
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1. Adequacy Review Sec. 47-25.2, and
2. Neighborhood Compatibility Review Sec. 47-25.3
3. Nonconforming Use, Section 47-3.
<table>
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<tr>
<th></th>
<th>Description</th>
<th>Controls</th>
<th>District Plan</th>
<th>Areas</th>
<th>CRR/PZ</th>
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<td>20</td>
<td>All development within the RAC-TMU (EMU, SMU, WMU), except as otherwise provided in 20 and 32, below</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
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<tr>
<td>21</td>
<td>All development within the RAC-TMU (EMU, SMU, WMU) that is greater in density than 25 dwelling units per net acre</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
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<tr>
<td>22. a.</td>
<td>Any use within the downtown RAC which is contiguous to residential property outside of the RAC</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ</td>
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</table>

1. Adequacy Review Sec. 47-25.2, and;
2. Neighborhood Compatibility Review Sec. 47-25.3;
<table>
<thead>
<tr>
<th></th>
<th>Any Site Plan Level II development within Downtown RAC which has previously been approved by or subject of an agreement with the City Commission (See Sec. 47-13.20.M.1)</th>
<th>R</th>
<th>DP</th>
<th>A</th>
<th>CRR/PZ or DRC</th>
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</thead>
<tbody>
<tr>
<td>b.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. RAC Requirement , Sec. 47-13. ;xhg;2. Adequacy Review, Sec. 47-25.2. ;xhg;3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.;xhg;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Any Site Plan Level II development within Downtown RAC where one or more requirements of the ULDR or City's Comprehensive Plan misapplied or failed to apply. See Sec. 47-13.20.M.2.</th>
<th>R</th>
<th>DP</th>
<th>A</th>
<th>CRR/PZ or DRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. RAC Requirement , Sec. 47-13. ;xhg;2. Adequacy Review, Sec. 47-25.2. ;xhg;3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.;xhg;</td>
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<table>
<thead>
<tr>
<th></th>
<th>Allocation of flexibility units within Downtown and South RAC</th>
<th>R</th>
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<th>A</th>
<th>CRR/PZ or DRC</th>
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<tbody>
<tr>
<td>d.</td>
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<td>1. RAC Requirement , Sec. 47-13. ;xhg;2. Adequacy</td>
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<td></td>
<td>Adequacy Review 47-25.2</td>
<td>SRAC-SA Design Standards</td>
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</tr>
<tr>
<td>23. a</td>
<td>Residential development 5 units or more and nonresidential development greater than 5,000 square feet within the SRAC-SA zoning districts less than or equal to one hundred and ten (110) feet in height.</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>23. b</td>
<td>Residential development 5 units or more and nonresidential development greater than 5,000 square feet within the SRAC-SA zoning districts greater than one hundred ten (110) feet in height up to one hundred</td>
<td>R</td>
<td>R</td>
<td></td>
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</table>

Review, Sec. 47-25.2
;xhg;3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.
;xhg;Flexibility Rules, Sec. 47-28

1. Adequacy Review 47-25.2
;xhg;2. SRAC-SA Design Standards;xhg;
<table>
<thead>
<tr>
<th></th>
<th>NWRAC-MUe zoning district: Residential development less than five (5) units and nonresidential development less than five thousand (5,000) square feet less than or equal to sixty five (65) feet in height</th>
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<tbody>
<tr>
<td>24. a.</td>
<td>DP</td>
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<tr>
<td>NWRAC-MUw zoning district: Residential development less than five (5) units and nonresidential development less than five thousand (5,000) square feet less than or equal to forty-five (45) feet in height</td>
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<tr>
<td>24. b.</td>
<td>DP</td>
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<tr>
<td>NWRAC-MUne zoning district: Residential development less than five (5) units and nonresidential development less than five thousand (5,000) square feet</td>
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<tr>
<td>24. c.</td>
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<tr>
<td>24. d.</td>
<td>NWRAC-MUe zoning district: Residential development five (5) units or more and nonresidential development five thousand (5,000) square feet or more less than or equal to sixty five (65) feet in height</td>
</tr>
<tr>
<td>24. e.</td>
<td>NWRAC-MUw zoning district: Residential development five (5) units or more and nonresidential development five thousand (5,000) square feet or more less than or equal to forty-five (45) feet in height</td>
</tr>
<tr>
<td>24. f.</td>
<td>NWRAC-MUne or MWRAC-MUe when located east of NW 2nd Avenue: Residential development five (5) units or more and nonresidential development five thousand (5,000) square feet or more</td>
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<tr>
<td>24.</td>
<td>NWRAC-MUe zoning district</td>
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<td></td>
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<tr>
<td>g.</td>
<td>when located west of NW 2 nd Avenue greater than sixty-five (65) feet in height</td>
</tr>
<tr>
<td>24. h.</td>
<td>NWRAC-MUw zoning district greater than forty-five (45) feet in height</td>
</tr>
<tr>
<td>25.</td>
<td>Community Residences</td>
</tr>
<tr>
<td>25. a.</td>
<td>Transitional Community Residence between 4 and 10 residents less than 1,000 foot separation in all Multi Family Residential Zoning Districts, or in all single family Residential Zoning Districts</td>
</tr>
<tr>
<td>25. b.</td>
<td>Family Community Residence between 4 and 10 residents less than 1,000 foot separation in all Residential Zoning Districts</td>
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<tr>
<td>25. c.</td>
<td>All Community Residences with more than 10</td>
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Conditional Use Permit Requirements: Sec. 47-24.14
<table>
<thead>
<tr>
<th></th>
<th>residents in all Residential Zoning Districts/Community Residence, no license or certification available, size and type requiring conditional use</th>
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<tbody>
<tr>
<td></td>
<td>SITE PLAN—LEVEL III</td>
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<td>26. a.</td>
<td>Parking reduction</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR or A</td>
<td>1. Adequacy Review Sec. 47-25.2</td>
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<tr>
<td>26. b.</td>
<td>Parking Reduction in Northwest-Progresso-Flagler Heights Community Redevelopment Area</td>
<td>R</td>
<td>DP</td>
<td>A</td>
<td>CRR/PZ or DRC</td>
<td>2. Parking and Loading Requirements, Section 47-20;xhg;</td>
</tr>
<tr>
<td>27.</td>
<td>Modification of yards in RMM-25, RMH-25 and RMH-60 Districts</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR or A</td>
<td>1. Adequacy Review Sec. 47-25.2 ;xhg;2. See Modification of Yards, Sec. 47-23.11;xhg;</td>
</tr>
<tr>
<td>28.</td>
<td>Any use within the CF, CF-H, CF-S, CH-HS, P, T and U districts which is greater in height, FAR, gross floor area of the maximum within</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR or A</td>
<td>1. Adequacy Review, Sec. 47-25.2 ;xhg;2. Neighborhood Compatibility Review,</td>
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<td>29.</td>
<td>Waterway uses, except for uses in the RAC-CC, RAC-UV, RAC-AS, RAC-TMU and all Central Beach Districts</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR or A</td>
<td></td>
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<tr>
<td>30.</td>
<td>Allocation of flexibility units to residential land use to allow bonus density for affordable housing on residential land use parcels or for special residential facilities</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR or A</td>
<td></td>
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<tr>
<td>31.</td>
<td>Any use within the Community Business (CB) District which is greater than</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR or A</td>
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<tr>
<td>32.</td>
<td>Within the RMH-60 District, a hotel with greater than 87 sleeping rooms per net acre, up to a maximum of 120 sleeping rooms per net acre</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR/A</td>
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<tr>
<td>33.</td>
<td>Density bonus in RML-25, RMM-25, RMH-25 Districts</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR/A</td>
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<tr>
<td>34.</td>
<td>Zero lot line and cluster residential development</td>
<td>R</td>
<td>R</td>
<td>DP</td>
<td>CRR/A</td>
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</tbody>
</table>

1. Adequacy Review Sec. 47-25.2, and
2. Neighborhood Compatibility Review Sec. 47-25.3;xhg;
3. Density Bonus Requirements, Sec. 47-23.12;xhg;
<p>| 35. | Within the RS-4.4 and RS-8 Districts—for greater FAR or lot coverage than as limited by Section 47-5 | R | R | DP | CRR/A | Sec. 47-25.3; xhg;3. Cluster Dwellings, Sec. 47-18.9; xhg;4. Zero Lot Line Dwellings, Sec. 47-18.38; xhg; |
| 36. | Any use within the RAC-TMU (EMU, SMU, WMU) on land abutting the New River | R | R | DP | CRR/A | 1. Adequacy Review Sec. 47-25.2, and; xhg;2. Neighborhood Compatibility Review Sec. 47-25.3; xhg; |
| 37. | Any use within the RAC-CC or RAC-AS on the New River which deviates from the New | R | R | DP | CRR/A | 1. Adequacy Review Sec. 47-25.2, and; xhg;2. Neighborhood Compatibility Review Sec. 47-25.3; xhg;3. RAC Requirement, Section 47-13; xhg; |</p>
<table>
<thead>
<tr>
<th>Permit</th>
<th>Departme nt</th>
<th>Developme nt Review Committee</th>
<th>Planning &amp; Zoning Board (Local Planning Agency)</th>
<th>Historic Preservati on Board</th>
<th>City Commissio n</th>
<th>Board of Adjustme nt</th>
<th>Criteria for Review</th>
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<tr>
<td>EXEMPTION FROM ZONING FOR PUBLIC PURPOSE USES</td>
<td>R</td>
<td>R</td>
<td>R</td>
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<td>DP</td>
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<td>Public Purpose Use Requirements, Sec. 47-18.26</td>
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<tr>
<td>CONDITIONAL USES a. Any use listed as a</td>
<td>R</td>
<td>R</td>
<td>DP</td>
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<td>CRR/A</td>
<td>1. Adequacy Review Sec. 47-25.2, and ;xhg;2. Neighborhood</td>
<td></td>
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</tbody>
</table>
conditional use within a zoning district.

b. Within the RS-4.4 and RS-8 districts, any single family lot which is twice the minimum lot size, or greater.

c. Within the RMH-60 zoning district, any use which is greater than 150 feet in height, up to 300 feet in height.

d. Any industrial use which is within 300 feet of residential property.

REZONING

a. Change in zoning designation or change to text of the ULDR.

b. Allocation of commercial

<table>
<thead>
<tr>
<th></th>
<th>R</th>
<th>*R</th>
<th>R/Approval</th>
<th>DP/Denial</th>
<th>DP/A</th>
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Compatibility Review Sec. 47-25.3, and ;xhg;3. Conditional Use Permit Sec. 47-24.3 ;xhg;4. For Industrial Uses—Section 47-7;xhg;
uses on residential land use parcel.  
*c. Allocation of commercial uses on industrial or employment center land use parcel.  
*d. X-Use District.

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<tr>
<th>SUBDIVISION APPROVAL/PLAT REQUIREMENTS</th>
<th>R</th>
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<tr>
<td>2. Plat/Subdivision Criteria Sec. 47-</td>
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<td>24.5;xhg;</td>
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<th>VACATION OF RIGHTS-OF-WAY</th>
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<td>1. Adequacy Review Sec. 47-</td>
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<td>25.2, and; 2. Vacation of</td>
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<td>ROW Requirements , Sec. 47-</td>
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<td>24.6;xhg;</td>
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<th>VACATION OF EASEMENTS</th>
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<td>1. Adequacy Review Sec. 47-25.2, and;</td>
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<tr>
<td>2. Vacation of Easements Requirements</td>
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<td>Planning &amp; Zoning Board (Local Planning Agency)</td>
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<tr>
<td>R &gt; CONCURRENCY FINDING OF</td>
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<td>ADEQUACY REVIEW</td>
<td>DEVELOPMENT OF REGIONAL IMPACT (DRI)</td>
<td>HISTORIC DESIGNATION (OF A DISTRICT)</td>
<td>HISTORIC DESIGNATION (OF A LANDMARK SITE, BUILDING OR STRUCTURE)</td>
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<td>SAILBOAT BEND HISTORIC DISTRICT — CERTIFICATE OF APPROPRIATENESS</td>
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<td>HPBR/DP</td>
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<td>SAILBOAT BEND HISTORIC DISTRICT — MODIFICATION OF YARDS</td>
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<td>VARIANCE/SPECIAL EXCEPTION</td>
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<td>INTERPRETATION OF ULDR</td>
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**LEGEND:**

<p>| DRC | Development Review Committee |
| PZ | Planning and Zoning Board |</p>
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<th>Dept.</th>
<th>Department</th>
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<tbody>
<tr>
<td>DP</td>
<td>Development Permit issued</td>
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<tr>
<td>R</td>
<td>Review and recommendation requirement</td>
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<td>Appeal by applicant of a denial</td>
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<td>CRR</td>
<td>City commission request for review</td>
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<tr>
<td>CRR/PZ</td>
<td>City commission request for review of planning and zoning board action</td>
</tr>
<tr>
<td>CRR/PZ or Dept.</td>
<td>City commission request for review of planning and zoning board action or of department action</td>
</tr>
<tr>
<td>CRR/PZ or DRC</td>
<td>City commission request for review of planning and zoning board action or of Development Review Committee action</td>
</tr>
</tbody>
</table>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant’s project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

**AFFIDAVIT OF MAIL NOTIFICATION**

STATE OF FLORIDA  
BROWARD COUNTY  

RE: [✓] DEVELOPMENT REVIEW COMMITTEE  
CASE NO. R19052  

APPLICANT: SE FOURTH LLC  

PROPERTY: 808 SE 4th Street, Fort Lauderdale, FL 33301  

PUBLIC HEARING DATE: September 24, 2019  

BEFORE ME, the undersigned authority, personally appeared [Stephanie J. Toothaker], who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.

3. That the letter referenced in Paragraph two (2) above was mailed at least twenty (21) days prior to the date of the DRC meeting cited above.

4. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office ten (10) days prior to the date of DRC and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12 day of September 2019

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/13/2023

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. ____________________________ (initial here)

__________________________ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J).
Addendum: DRC Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

STATE OF FLORIDA
BROWARD COUNTY
RE: [✓] DEVELOPMENT REVIEW COMMITTEE
APPLICANT: SE Fourth LLC
PROPERTY: 808 SE 4th Street, Fort Lauderdale, FL 33301
PUBLIC HEARING DATE: August 27, 2019

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
3. That the letter referenced in Paragraph two (2) above was mailed at least twenty (21) days prior to the date of the DRC meeting cited above.
4. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office ten (10) days prior to the date of DRC and if the Affidavit is not submitted, the meeting on this case shall be cancelled.
5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: DRC Public Participation Notification <<if applicable>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ___ day of ____________, 20___

(SEAL)

SABA McMILLIAN
Notary Public - State of Florida
Commission # GB 013707
My Comm. Expires Jul 20, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____________

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.1 of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (Initial here)

___________ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Public Participation DRC Affidavit 5-29-15
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