



CITY OF FORT LAUDERDALE
 Department of Sustainable Development
 Urban Design & Planning Division
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311
 Telephone: (954) 828-3266
 Fax (954) 828-5858
 Website: http://www.fortlauderdale.gov/sustainable_dev/

PLANNING & ZONING BOARD (PZB)

Site Plan Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Required Documentation / Submittal Checklist
- Page 3:** Sign Notification Requirements & Affidavit
- Addendum:** PZB Rezone with Flex Allocation <<if applicable>>
- Addendum:** Parking Reduction Information <<if applicable>>

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 email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or 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 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

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.

<input type="checkbox"/> Innovative Development (ID)	\$ 7,580.00
<input type="checkbox"/> Site Plan Level IV	\$ 2,730.00
<input checked="" type="checkbox"/> Site Plan Level III	\$ 2,110.00
<input type="checkbox"/> Change of Use Requiring PZB review	\$ 550.00
<input type="checkbox"/> Parking Reduction In addition to above site plan fee	\$ 750.00
<input type="checkbox"/> Site Plan Deferral	\$ 510.00
<input type="checkbox"/> Appeal of DRC Review	\$ 950.00

Page 1: PZB Site Plan - Applicant Information Sheet

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	R15049
Date of complete submittal	May 6, 2016

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

Property Owner's Name	FTL 22 Venture, LLC
Property Owner's Signature	<i>If a signed agent letter is provided, no signature is required on the application by the owner</i>
Address, City, State, Zip	520 Ocean Boulevard, Golden Beach, FL 33160
E-mail Address	tvcosmic@aol.com
Phone Number	(305) 582-4323
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	FTL 22 Venture, LLC / Steven L. Cohen & Associates, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	520 Ocean Blvd., Golden Beach, FL / 2300 W. Sample Rd. #214, Pompano Beach, FL
E-mail Address	tvcosmic@aol.com / scohen@sicarchitects.com
Phone Number	(305) 582-4323 / (954) 971-1010
Letter of Consent Submitted	Yes

Development / Project Name	6-Unit Multi-Family Residential Development
Development / Project Address	Existing: 2200 Southeast 4th Avenue New: 400-410 Southeast 22nd Street
Legal Description	Lot 10 and 11, Block 115, "Lauderdale", according to the plat thereof, as recorded in Plat Book #2, Page 9, of the public records of Miami-Dade County, Florida
Tax ID Folio Numbers (For all parcels in development)	5042 15 01 6430
Request / Description of Project	Redevelopment of an existing two (2) lots currently housing a one-story residence to provide six (6) new two & three-story multi-family residential units
Applicable ULDR Sections	Section 47-5.1 A10 - RMM-25 (including 47-5.36); Section 47-25.2 - Adequacy Requirements; Section 47-23.11 - Modification of Required Yards
Total Estimated Cost of Project	\$ 1,300,000 <i>(Including land costs)</i>

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 13,850	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Medium-High 25	
Proposed Land Use Designation	Medium-High 25	
Current Zoning Designation	RMM-25	
Proposed Zoning Designation	RMM-25	
Current Use of Property	One-Story Residence	
Residential SF (and Type)	10,780sf (A/C + Garage); 3,020sf (Balcony + Terraces)	
Number of Residential Units	Six (6) Units	
Non-Residential SF (and Type)	0	
Total Bldg. SF (include structured parking)	13,800sf	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	5,000sf / 0.115 Acres	10,779sf / 0.247 Acres
Lot Density	25 Units Per Acre	24.29 Units Per Acre
Lot Width	50 Feet (Minimum)	130 Feet
Building Height (Feet / Levels)	55 Feet (Maximum) / 5 Levels	30 Feet / 3 Levels
Structure Length	200 Feet	110 Feet
Floor Area Ratio	N/A	0.917
Lot Coverage	N/A	4,198sf
Open Space	N/A	6,571sf
Landscape Area	3,772sf (35.0%)	3,775sf (35.02%)
Parking Spaces	12 Spaces	12 Spaces (4 Additional On-Street)

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [N]	25'-0"	15'-0" to 20'-0"h / 20'-0" to 30'-0"h
Side [E]	15'-0"	10'-0" to 20'-0"h / 24'-8" feet to 30'-0"h
Side [W]	25'-0"	10'-0" to 20'-0"h / 24'-8" to 30'-0"h
Rear [S]	20'-0"	22'-6" to 20'-0"h / 25'-6" to 30'-0"h

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Urban Design & Planning staff use only:
Print Name <u>Pascal Lasry</u>	Date _____
Signature _____	Received By _____
Date <u>May 6, 2016</u>	Tech. Specs Reviewed By _____
	Case No. _____

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign 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 POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
 HISTORIC PRESERVATION BOARD
 X PLANNING AND ZONING BOARD
 CITY COMMISSION

CASE NO. R15049

APPLICANT: FTL 22 Venture, LLC

PROPERTY: 2200 Southeast 4th Avenue

PUBLIC HEARING DATE: June 15, 2016

BEFORE ME, the undersigned authority, personally appeared Pascal Lasry, 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 **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. 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 therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

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.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)

6-UNIT RESIDENTIAL PROJECT

400-410 S.E. 22nd Street
Fort Lauderdale, Florida 33316



Project Number: 10116

Planning & Zoning Board (P&Z) Submittal

05.06.2016

Project Team

ARCHITECT:
Steven L. Cohen and Associates, P.A.
2300 WEST SAMPLE ROAD
SUITE 214
POMPANO BEACH, FLORIDA 33073
TEL: 954.971.1010
EMAIL: SLCARCH@BELLSOUTH.NET

LANDSCAPE ARCHITECT:
Green Earth Landscape Architecture
2458 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020
TEL: 954.638.9825
EMAIL: DALE.BRYANT@GREENEARTH.LA.COM

CIVIL ENGINEER:
Zephyr Engineering Inc.
5451 PIERCE STREET
HOLLYWOOD, FLORIDA 33021
TEL: 786.302.7693
EMAIL: WZEPHYRENG@GMAIL.COM

Project Information

REDEVELOPMENT OF AN EXISTING TWO (2) LOTS CURRENTLY HOUSING A ONE-STORY RESIDENCE TO PROVIDE SIX (6) NEW TWO & THREE-STORY MULTI-FAMILY RESIDENTIAL UNITS WITH STREET FRONTAGE, OPEN-AIR GARAGES IN THE REAR AND A PRIVATE REAR ACCESS DRIVEWAY

Sheet Index

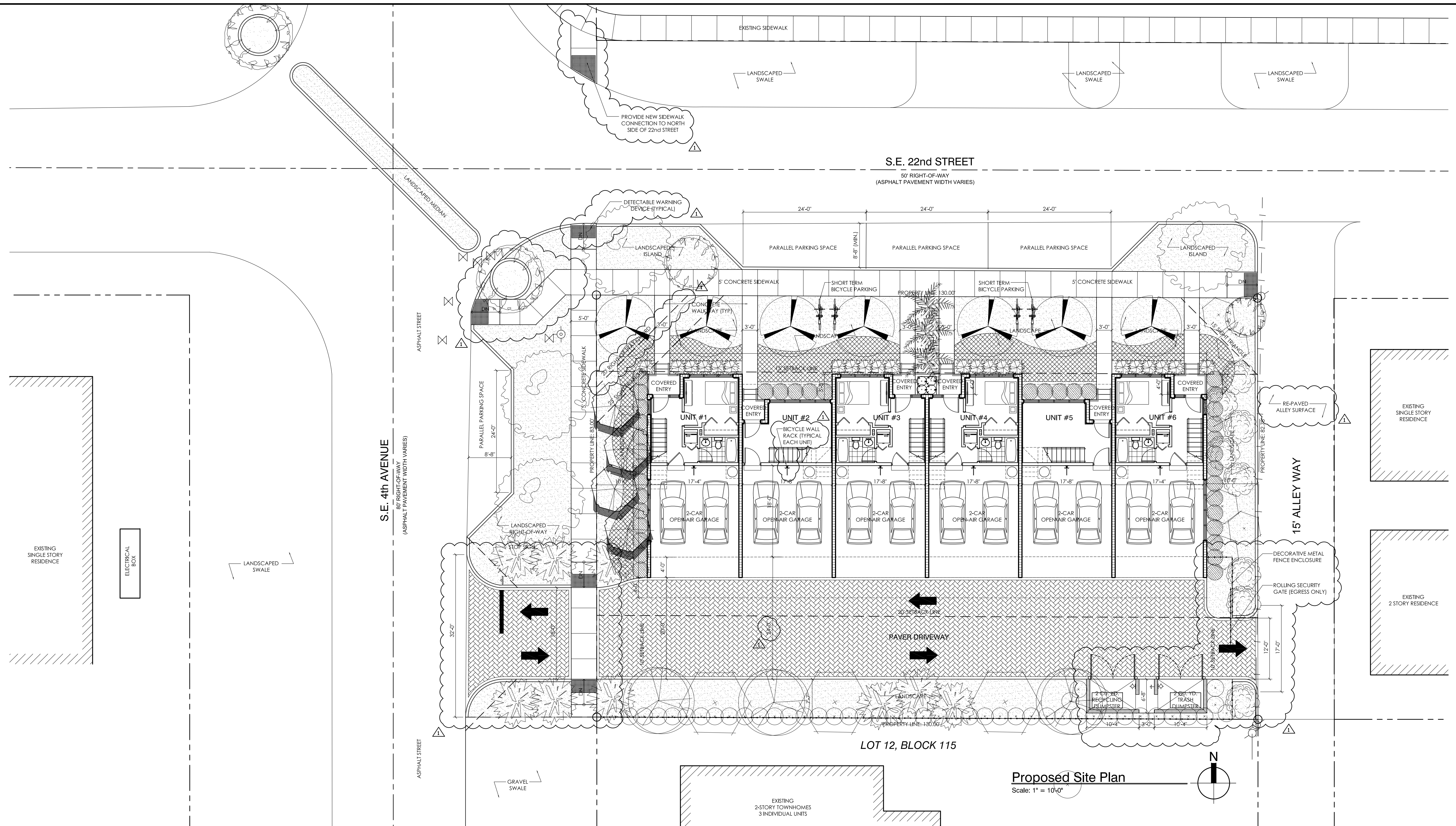
- ARCHITECTURAL:**
COVER SHEET
EXISTING SURVEY
SUBDIVISION PLAT
A0.1 LAND USE/ZONING MAPS
A0.2 AERIAL PHOTO
A1.0 PROPOSED SITE PLAN
A1.1 ELEVATION DETAILS
A2.0 PROPOSED GROUND LEVEL FLOOR PLAN
A2.1 PROPOSED SECOND LEVEL FLOOR PLAN
A2.2 PROPOSED THIRD LEVEL/ROOFTOP FLOOR PLAN
A2.3 PROPOSED ROOF PLAN
A3.0 NORTH AND SOUTH BUILDING ELEVATIONS
A3.1 EAST AND WEST BUILDING ELEVATIONS
A4.0 3-D RENDERINGS
A4.1 3-D RENDERINGS
C-1 PAVING, GRADING & DRAINAGE PLAN
C-2 WATER & SEWER PLAN
C-3 EASEMENT EXHIBIT, PAVEMENT MARKINGS & SIGNAGE PLAN
L-100 EXISTING TREE DISPOSITION PLAN
L-200 LANDSCAPE PLANTING PLAN
L-201 LANDSCAPE DETAILS

Revisions

NO.	DATE	DESCRIPTION
1	05/06/2016	DRC COMMENTS

**STEVEN L. COHEN
AND ASSOCIATES, P.A.**
ARCHITECTS - INTERIOR DESIGNERS
2300 WEST SAMPLE ROAD, SUITE 214
POMPANO BEACH, FLORIDA 33073
PHONE (954) 971-1010
CORP. NO. 6819 ARCH. REG. NO. AA 0003149

SEAL:



Proposed Site Plan
Scale: 1" = 10'-0"

SEAL
Steven L. Cohen and Associates, P.A.
License: 6819 - Corp. A2001142
Signature:

ALL EXISTING UTILITIES AND PLANS SHOWN OR REFERENCED HEREIN ARE THE PROPERTY OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF STEVEN L. COHEN AND ASSOCIATES, P.A. IS STRICTLY PROHIBITED. THE CLIENT AGREES TO HOLD STEVEN L. COHEN AND ASSOCIATES, P.A. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE CLIENT. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA. ANY DISPUTE ARISING OUT OF OR RESULTING FROM THIS AGREEMENT SHALL BE REFERRED TO THE ARBITRATION OF THE AMERICAN ARBITRATION ASSOCIATION (AAA) UNDER ITS COMMERCIAL ARBITRATION RULES AND PROCEDURES. THIS AGREEMENT SHALL BE ENFORCEABLE IN ANY COURT OF COMPETENT JURISDICTION. THE CLIENT'S USE OF THIS DOCUMENT IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE DRAWINGS. ANY OTHER USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF STEVEN L. COHEN AND ASSOCIATES, P.A. IS STRICTLY PROHIBITED.

STEVEN L. COHEN AND ASSOCIATES, P.A.
ARCHITECTS - INTERIOR DESIGNERS
2300 W. SAMPLE ROAD, SUITE 214
POMPANO BEACH, FLORIDA 33073
PHONE (954) 971-1010
ARCH. REG. NO. 6819 - CORP. NO. A2001142

NEW 6-UNIT RESIDENTIAL DEVELOPMENT
400-410 S.E. 22nd STREET
FORT LAUDERDALE, FLORIDA 33316

Revisions:

No.	Date:	Description:
1	05.06.16	DRC COMMENTS

Date: 01.25.16
Project Number: 10116
Principal: SLC
Project Manager: SDY
Drawn by: SDY

PROPOSED SITE PLAN

Drawing No:
A-1.0

Total Sheets: Issue Date:
03.25.2016

Legal Description:

LOT 10 AND 11, BLOCK 115, "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK NO. 2, PAGE 9 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA

Scope of Work:

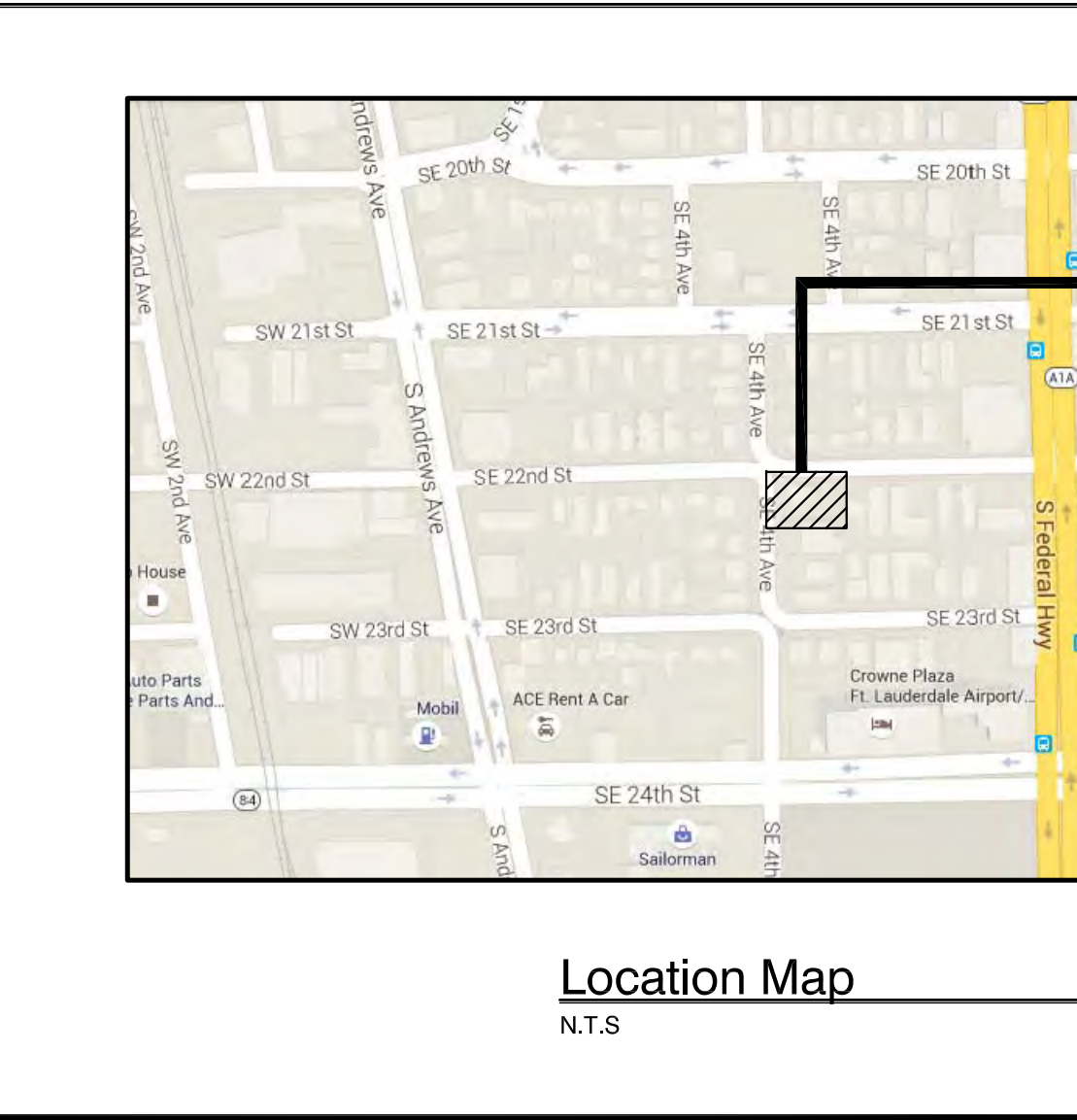
REDEVELOPMENT OF AN EXISTING TWO (2) LOTS CURRENTLY HOUSING A SINGLE-RESIDENCE TO PROVIDE SIX (6) NEW TWO & THREE-STORY MULTI-FAMILY UNITS WITH STREET FRONTAGE, OPEN-AIR GARAGES IN THE REAR AND A PRIVATE REAR ACCESS DRIVEWAY

Project Data:

A. CURRENT LAND USE	ONE-STORY RESIDENCE
B. PROPOSED LAND USE	TWO & THREE-STORY MULTI-FAMILY
C. ZONING DESIGNATION	RMM-2S
D. LAND USE DESIGNATION	MEDIUM-HIGH ZS
E. GROSS SITE AREA	10,779 SQUARE FEET (0.247 ACRES)
F. DENSITY (AT 25 UNITS PER ACRE)	6.175 = 6 UNITS
G. LOT COVERAGE	
BUILDING FOOTPRINT	4,198 SF
DRIVEWAY AREA (V.U.A.)	2,501 SF
WALKWAY AREA	305 SF
TOTAL SLAB/PAVING AREA	7,004 SF
H. LANDSCAPE AREA	3,775 SF (35.02% OF SITE)
I. TOTAL GROSS BUILDING AREA	7,884 SF
J. FLOOR AREA RATIO (F.A.R.)	0.917
K. BUILDING HEIGHT	30'-0" (TO ROOF SLAB)
L. NUMBER OF STORIES	THREE (3) STORIES
M. BUILDING LENGTH	110'-0"
N. LINEAR FEET OF SIDEWALK	130'-0" (22ND ST.) / 83'-0" (4TH AVE.)
O. WATER/WASTEWATER SERVICE	CITY OF FORT LAUDERDALE
P. BICYCLE PARKING PROVIDED	
SHORT TERM PARKING	4 RACKS
LONG TERM PARKING	6 RACKS (WALL-MOUNTED IN GARAGES)

Q. PARKING DATA	
TOTAL PARKING REQUIRED	4 SPACES
2 UNITS AT 2.0 SPACES PER UNIT	8.4 = 8 SPACES
4 UNITS AT 2.1 SPACES PER UNIT	12 SPACES
TOTAL PARKING PROVIDED	12 SPACES
OPEN-AIR GARAGES	4 SPACES
STREET PARALLEL PARKING	8 SPACES
R. SETBACK TABLE	
SETBACKS REQUIRED (0' TO 20'-0")	
FRONT YARD	25'-0"
REAR YARD	20'-0"
SIDE YARD (EAST)	15'-0"
SIDE YARD (WEST)*	25'-0"
*CORNER YARD	
SETBACKS PROVIDED (0' TO 20'-0")	
FRONT YARD	15'-0"
REAR YARD	22'-6"
SIDE YARD (EAST)	10'-0"
SIDE YARD (WEST)	10'-0"
SETBACKS REQUIRED (20'-0" TO 30'-0")	
FRONT YARD	25'-0"
REAR YARD	20'-0"
SIDE YARD (EAST)	15'-0"
SIDE YARD (WEST)*	25'-0"
*CORNER YARD	
SETBACKS PROVIDED (20'-0" TO 30'-0")	
FRONT YARD	20'-0"
REAR YARD	25'-4"
SIDE YARD (EAST)	24'-8"
SIDE YARD (WEST)	24'-8"

Location Map:



SITE

Location Map
N.T.S.

REQUEST: Site Plan Level III Review; Modification of required yards for a six unit multifamily residential development

Case Number	R15049	
Applicant	FTL 22 Venture, LLC	
General Location	2200 SE 4 th Avenue	
Property Size	10,779 square feet / 0.247 acres	
Zoning	Residential Multifamily Mid Rise / Medium High Density District (RMM-25)	
Existing Use	One story residential building to be demolished	
Future Land Use Designation	Medium-High Residential	
Applicable ULDR Sections	47-5.36, Table of dimensional requirements for the RMM-25 district 47-23.11, Modification of Required Yards 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	6 units max	6 units
Lot Size	5,000 square feet min	10,779 square feet
Lot Width	50 feet min	130 feet
Building Height	55 feet max	30 feet
Structure Length	200 feet max	110 feet
Landscape Area	35% min	35%
Parking	12 spaces min	12 spaces
Setbacks/Yards	Required	Proposed
Front (N)	25 feet	15 feet
Side (E)	½ Height = 15 feet	10 feet
Side (W)	25 feet	10 feet
Rear (S)	20 feet	22 feet 6 inches
Notification Requirements	Sec. 47-27.6. Sign Posting 15 days prior to meeting Sec. 47-27.4. Public Participation	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Karlanne Grant, Planner II	KLG 88

PROJECT DESCRIPTION:

The applicant proposes a project consisting of six multifamily residential units, located on the corner of SE 4th Avenue and SE 22nd Street. The project consists of a townhouse-style concept which includes two and three-story units, parking in the rear, open balconies, and roof top activity decks. The applicant is requesting yard modifications for the front and side yards area in order to develop the project in a way that enhances the pedestrian experience by placing circulation and parking in the rear of the property as well as modulating the building façade to have a similar scale and mass with the surrounding properties. Staff has worked closely with the applicant on a design solution that promotes street presence and more prominent front entrances for a better pedestrian experience and improved overall sense of place in the community.

PRIOR REVIEWS:

The Development Review Committee reviewed the revised proposal on April 22, 2016. All comments have been addressed, and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Modification of Required Yards:

Pursuant to ULDR Section 47-23.11.A.3, Modification of Required Yards, the Planning and Zoning Board may consider a request to modify the required yards provided that by adjustment of the yards it is found there is continuity of architectural features with adjacent properties, which encourages public pedestrian interaction between the proposed development and the existing neighborhood.

As proposed, the scale, massing and the architectural treatment of the building are consistent with the emerging development pattern of the neighborhood. By placing circulation and parking in the rear of the property, as well as modulating the building façade to have a similar scale and mass with the surrounding properties and incorporating prominent front entrances, the applicant was able to create a design which encourages public pedestrian interaction between the proposed development and the existing neighborhood.

Pursuant to ULDR Section 47-5.36 (Note B), Table of Dimensional Requirements for the RMM-25 Zoning District, yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. The applicant is requesting a yard modification for the front yard from 25 feet to 15 feet, the corner yard from 25 feet to 10 feet and the side yard from 15 feet to 10 feet.

An improved pedestrian experience is achieved by a proposed sidewalk connection along the street, separated from vehicular traffic by on-street parking and landscape islands. A well-defined entrance, highlighted by a shade structure and improved landscaping in the front yard contribute to the quality of the public space and encourage pedestrian interaction with the building. In addition, the design of the building enhances the pedestrian experience through the mix of natural materials, façade articulation, and the use of large balconies that provide transparency and movement. These balconies and the large continuous windows provide visual interest from the street. Since SE 4th Avenue is an 80 foot right-of-way, whereas local streets are typically approximately 50 feet wide, the extra street width allows the building to be located approximately 35 feet from the street's edge, giving the appearance of a larger setback.

The applicant has submitted narratives regarding the project's compliance with Section 47-23.11, Modification of Required Yards, to assist the Planning and Zoning Board in determining if the proposal meets these criteria. The narratives are attached with the site plan and submittal material.

Adequacy and Neighborhood Compatibility:

The properties surrounding the site are zoned RMM-25, the same zoning district as the subject property. Mass and scale of buildings in proximity to the proposed project generally vary from one to two stories. The varied modulating building facades and recessed alcoves allow the building to have a similar mass and scale.

The project's design also achieves appropriate scale, light and ventilation through varied massing, building separation, variation of fenestration, presence of large balconies and treatment of façades with quality materials. The lot will be enhanced by the proposed design of the building which incorporates a prominent and engaging pedestrian streetscape, circulations and parking in the rear of the property, large open balconies with metal railing, roof top activity decks, and glass windows and doors along most of the facades to provide more transparent views and 'eyes' on the street.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.3, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, to assist the Planning and Zoning Board in determining if the proposal meets these criteria. The narratives are attached with the site plan and submittal material.

Parking and Circulation:

As per ULDR Sec. 47-20, Parking Requirements, 12 parking spaces are required for the proposed multifamily residential use, as follows:

2-bedroom units @ 2 spaces x 2	=	<u>4</u>
3-bedroom units @ 2.1 spaces x 4	=	<u>8.4</u>

TOTAL: 12 parking spaces required

The applicant is proposing to provide 12 parking spaces on-site. An additional 4 on-street parking spaces are provided parallel to the front façade. A new five-foot sidewalk and landscaping treatments will be constructed at the entrance to the property from the street.

Comprehensive Plan Consistency:

The proposed development is consistent with the City's Comprehensive Plan in that the residential use and density proposed are permitted in the Medium High Residential land use category.

Public Participation

The yard modification request is subject to the public participation requirements established in ULDR Sec.47-27.4. A notice was emailed to the Poinciana Park Civic Association, which represents the civic associations within 300 feet of the subject property. The applicant held a Public Participation meeting on March 09, 2016 in the Broward General Hospital facility located at 1600 S Andrews Avenue in Fort Lauderdale. The agent presented the request and provided copies of the associated site plan. The applicant's summary, presentation, and letter of support are attached as Exhibit 1.

The information and affidavits provided meet the Public Participation requirements for the application.

STAFF FINDINGS:

Staff recommends the Board approve this request, consistent with:

ULDR Section 47-5.36, Table of dimensional requirements for the RMM-25 district
ULDR Section 47-23.11, Modification of Required Yards;
ULDR Section 47-25.2, Adequacy Requirements; and
ULDR Section 47-25.3, Neighborhood Compatibility Requirements.

The applicant has provided a narrative response to the criteria, included in the plan sets. Staff concurs with applicant's assessment.

STRATEGIC CONNECTIONS:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Exhibit

1. Public Participation Report

May 4, 2016

City of Fort Lauderdale
Department of Sustainable Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: Poinciana Park Civic Association – Public Participation Report
DRC Case Number R15049**

Dear Ms. Grant,

Please accept the following letter as our narrative report detailing the public participation meetings held with the Poinciana Park Civic Association, for the proposed development located at 2200 S.E. 4th Avenue. The following summary includes point-by-point descriptions, where applicable, of the discussions and feedback from the residents in regards to the project.

An initial meeting was held with the association on Wednesday March 9th, 2016 at 6:00pm in the Broward General Hospital 2nd Floor meeting room to review the preliminary design for the 6-unit residential project. The design team presented a 24x36 site plan with a rendering of the project from the perspective of 22nd Street. The general summary of the discussion is as follows:

- Proposed design requires no variances needing Board of Adjustment approval; front yard, corner (west side) yard, and side (east) yard modifications requested as allowed by the zoning code under a Site Plan Level III review (Planning & Zoning approval).
- The potential requested dedication of up to 15 feet on each side of the S.E. 4th Avenue right-of-way was discussed; neighbors were briefed on our discussions with staff who indicated that City has no plans to widen the road beyond what a 50 foot right-of-way would require (current right-of-way along 4th Avenue is 80 feet). This additional right-of-way dedicated back to the property owners would require neighborhood support and our team requested this option be pursued for the benefit of all property owners along S.E. 4th Avenue.
- Mr. Dettmann indicated that he personally planted the tree at the 22nd Street and 4th Avenue intersection and regardless of the development option (right-of-way dedication, ect.) that preserving the tree at the corner was very important to the neighborhood. Project team indicated their willingness to put a deed restriction or whatever would be required to ensure the preservation of the tree.
- Parking issue in the neighborhood was discussed and residents indicated issues with visitors parking on neighbors lawns. Our team showed the proposed project provides the code required spaces for townhomes on site in the garage areas, plus 4 parallel parking spaces on the street as part of the new streetscape design. Architects also indicated that concrete curbing, landscaping

- and other design elements will be incorporated to prevent visitors from parking in the new landscaped areas and ensuring a pedestrian friendly streetscape is maintained.
- The residents requested that the design provide a fixed trash dumpster instead of the City bins for trash/recycling. Architects indicated that the site plan will be revised to incorporate an appropriately sized dumpster in the back corner of the site off the driveway to prevent garbage from littering the street or site.
- Concerns were expressed over the open-air garages being enclosed in the future and turned into studio rentals or storage bays. Project team expressed support for restrictions to be placed in seller documents that would prevent such activities from occurring and would work with the City staff during the approval process to indicate as such.
- The overall massing and setbacks of the project (at all sides and levels) were presented and discussed; no recollection of objections to the project design in these areas or architectural design as depicted in rendering.
- Residents requested additional renderings of the project, specifically from the rear, for their review. Architects agreed to provide as the design is finalized and in advance of the next meeting.
- Residents acknowledged a 55 foot high structure is allowed by code, but preferred a lower scale solution in line with the 2 & 3 story townhouse solution we are proposing.

At the conclusion of the presentation and discussion Mr. Dettmann indicated that due to a lack of quorum a vote on formal approval of the project could not be held. The project team requested to be on the agenda for the April meeting and to have a formal vote on the project.

A second public meeting with the association was then held on Wednesday April 13th, 2016 at 6:00pm in the Broward General Hospital 2nd Floor meeting room. The design team presented copies of the DRC submittal, the revised 24x36 site plan with additional renderings of the project showing an aerial perspective, as well as a street-level perspective from S.E. 4th Avenue to depict the rear of the building. A thorough discussion was held on the project and the design team addressed how the resident's comments and concerns from the previous meeting were addressed in the revised drawings. A motion was then made to call to vote in favor of the project. The motion was carried with the following stipulations attached:

- The owner address in the homeowner's association documents restrictions on future residents using the open-air garages as storage bays; i.e. the garages are to be used primarily as vehicular parking only.
- The rear access driveway be connected to the 15 foot wide alleyway on the east side of the property to allow for residents to exit the property to the alley to alleviate traffic on S.E. 4th Avenue. As the City staff had concerns over the driveway being used as a short-cut by non-residents of the project, the design team indicated a security gate and fence enclosure would need to be provided to control use of the alleyway exit access.

The residents in attendance then voted on the project which resulted in a unanimous approval with one abstention. Please refer to the attached letter from the Poinciana Park Association summarizing their support of the project.

2300 West Sample Road • Suite 214 Pompano Beach, FL 33073

Tel. 954.971.1010 • www.slcarchitects.com

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Planning and Zoning Board

June 15, 2016

R15049

Exhibit 1

Page 2 of 5

Very truly yours,



STEVEN L. COHEN, A.I.A.

CC: Poinciana Park Civic Association
(c/o Raymond Dettmann – President)

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REGISTRATION AR006819 | CORPORATION AA26001642

Planning and Zoning Board
June 15, 2016
R15049

Exhibit 1
Page 3 of 5



POINCIANA PARK CIVIC ASSOCIATION

April 28, 2016

Commissioner Romney Rogers
Commissioner, District IV
Fort Lauderdale, Florida

Reference: Letter of Endorsement and Support per Request for Proposed New Build of a Six Unit Town House Complex, to be located at current address of 2200 SE 4th Avenue 33316. Physical Location of New Build to Front on SE 22nd Street Between at the Diverter of SE 4th Avenue, west of South Federal and east of Andrews Avenue.

Dear Commissioner Rogers,

On behalf of our Poinciana Park Civic Association members and neighborhood, please accept our Association Letter of Endorsement and Support for the City of Fort Lauderdale, Public Works and Engineering's planned Property Development. Project effectively the new building of a six-unit town house complex to be located at the above-referenced address and physical location.

At our April meeting, architectural representatives for and the owner of the new project presented professional renderings for the new facility which, in a restricted space, complies with parking requirements, green space and a tasteful structure which provides an improvement to our neighborhood. Our Association approves this plan as presented in this meeting.

We appreciate this opportunity as well to thank you again for your continued support of our neighborhood.

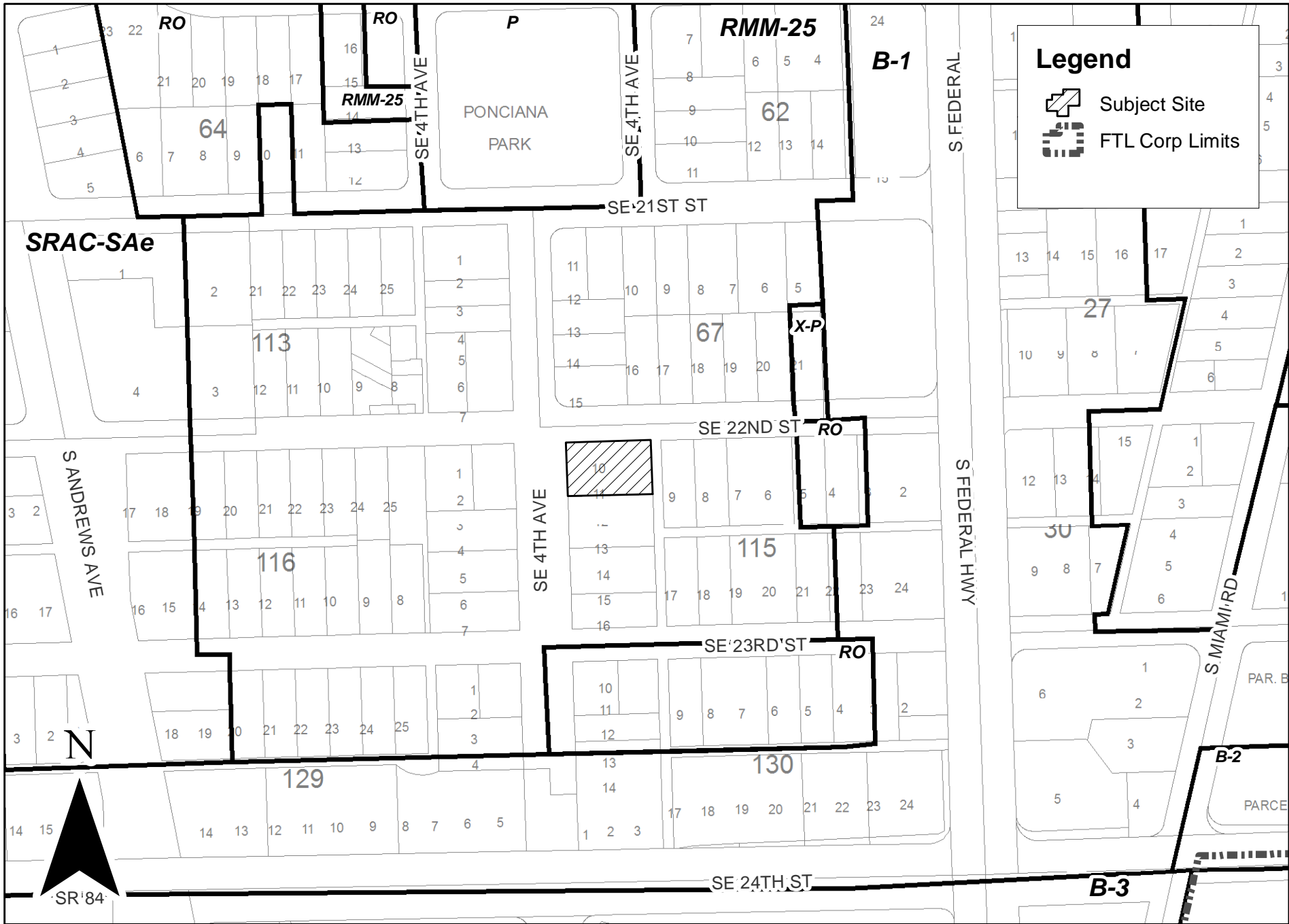
Respectfully submitted,



DJ Parker
Treasurer and Acting Secretary, Poinciana Park Civic Association

cc - Seth Yeslow
cc - Steven L. Cohen
cc - Steven Cohen
cc - Pascal Lasry
cc - Ray Dettmann, President, PPCA

PPCA, 209 SE 21st Street, Fort Lauderdale, FL 33316; djparker@ngyi.com



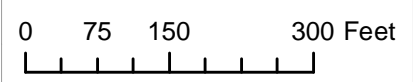
Legend

- Subject Site
- FTL Corp Limits

R15049

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\New\PZ20160615\R15049LocMap.mxd

Planning and Zoning Board
 June 15, 2016
 R15049



Graphic Scale