

Page 1: DRC 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.

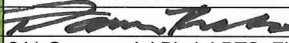
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Courthouse Investment Group, Courthouse Investment West, South Haven Ventures
Property Owner's Signature	-If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	PO Box 310607, Miami, FL 33231
E-mail Address	jk@jkreilly.com (Kevin Reilly)
Phone Number	305-401-0194 (Kevin Reilly)
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Damon T. Ricks / FES
Applicant / Agent's Signature	
Address, City, State, Zip	241 Commercial Blvd, LBTS, FL 33308
E-mail Address	dtricks@flynnengineering.com
Letter of Consent Submitted	see attached

Development / Project Name	New River Central
Development / Project Address	<u>Existing:</u> Multiple <u>New:</u> 100 SW 6th Street
Legal Description	Fort Lauderdale B-40 D Lots 1-6 and Lots 20 less S 25, 21-24, Block 53
Tax ID Folio Numbers (For all parcels in development)	5042 10 01 5280, 5042 10 01 5290, 5042 10 01 5300, 5042 10 01 5310, 5042 10 01 5320, 5042 10 01 5330, 5042 10 01 5440
Request / Description of Project	Multi family mixed use building with parking garage
Total Estimated Cost of Project	\$ (Including land costs)

Current Land Use Designation	D-RAC
Proposed Land Use Designation	D-RAC
Current Zoning Designation	RAC-CC
Proposed Zoning Designation	RAC-CC
Current Use of Property	Warehouse Building / Office
Number of Residential Units	408 units (353,808sf)
Non-Residential SF (and Type)	81,065sf (residential other) + garage (150,953sf)
Total Bldg. SF (include structured parking)	588,346gsf
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		42,749sf / 0.98 ac
Lot Density	No Max.	
Lot Width		225' x 190'
Building Height (Feet / Levels)	No Max.	348'-10" / 35 levels
Structure Length		209'.8' x 164.9'
Floor Area Ratio	None	588,346/42,749 = 13.76
Lot Coverage	95%	30,801sf - 72%
Open Space		7,494sf / 17.5%
Landscape Area	N/A	830 / 2.0%
Parking Spaces	None	428 total parking

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [N] SW 6th St.	10'	15'
Side [S]	0'	0'
Side [W] Front-Flagler Ave.	10'	15'
Rear [E] Front-SW 1st Ave.	10'	10'

NEW RIVER CENTRAL

ALL RIGHTS RESERVED

CITY OF FORT LAUDERDALE, FLORIDA

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

November 30, 2015

PROJECT TEAM

DEVELOPER / OWNER: NEW RIVER CENTRAL, LLC.
c/o The Hartlaw, 201 S Biscayne Blvd., 22nd Floor
Miami, Florida 33131
Ph: 305.401.0194

LAND USE ATTORNEY: LOCHRIE & CHAKAS, P.A.
1401 East Broward Boulevard, Suite 303
Ft. Lauderdale, Florida 33301
Ph: 954.779.1101

ARCHITECT: DORSKY YUE INTERNATIONAL, LLC.
101 NE 3rd Avenue Suite 500,
Ft. Lauderdale Florida 33301
Ph: 954.703.7830
Fax: 954.524.8604

LANDSCAPE ARCHITECT: LEWIS AQUI LANDSCAPE + ARCHITECTURAL DESIGN, LLC
7408 B SW 48th Street
Miami, Florida 33315
Ph: 305.661.1855
Fax: 305.661.1865

CIVIL ENGINEER: FLYNN ENGINEERING SERVICES, P.A.
241 Commercial Blvd.
Lauderdale by the Sea, Florida 33308
Ph: 954.522.1004
Fax: 954.522.7630



PREPARED FOR:

NEW RIVER CENTRAL, LLC.

TABLE OF CONTENTS

COVER SHEET
CURRENT SURVEY
PLAT
AERIAL
AERIAL EXHIBIT

ARCHITECTURAL PLANS

A001 - CONTEXT PLAN
C1 - SITE PLAN
A101 - GROUND FLOOR PLAN
A102 - 2ND FLOOR PLAN
A103 - 3RD - 7TH FLOOR PLAN
A104 - 8TH FLOOR PLAN
A105 - 9TH FLOOR PLAN
A106 - 10TH FLOOR PLAN
A107 - 11TH -35TH FLOOR PLAN
A108 - ROOF PLAN
A109 - NORTH & EAST ELEVATIONS
A110 - SOUTH & WEST ELEVATIONS
A111 - ENLARGED EAST ELEVATION GRAND FLOOR
A112 - ENLARGED WEST ELEVATION GRAND FLOOR
A113 - ENLARGED NORTH & SOUTH ELEVATIONS GRAND FLOOR
A114 - BUILDING SECTIONS
A115 - BUILDING SECTIONS
A116 - CANOPY AND SIGNAGE DETAILS

COLORED ELEVATIONS AND RENDERINGS

A117 - NE AERIAL RENDERING
A118 - SW AERIAL RENDERING
A119 - NE STREET RENDERING
A120 - NW STREET RENDERING
A121 - NE RENDERING

PHOTOMETRICS

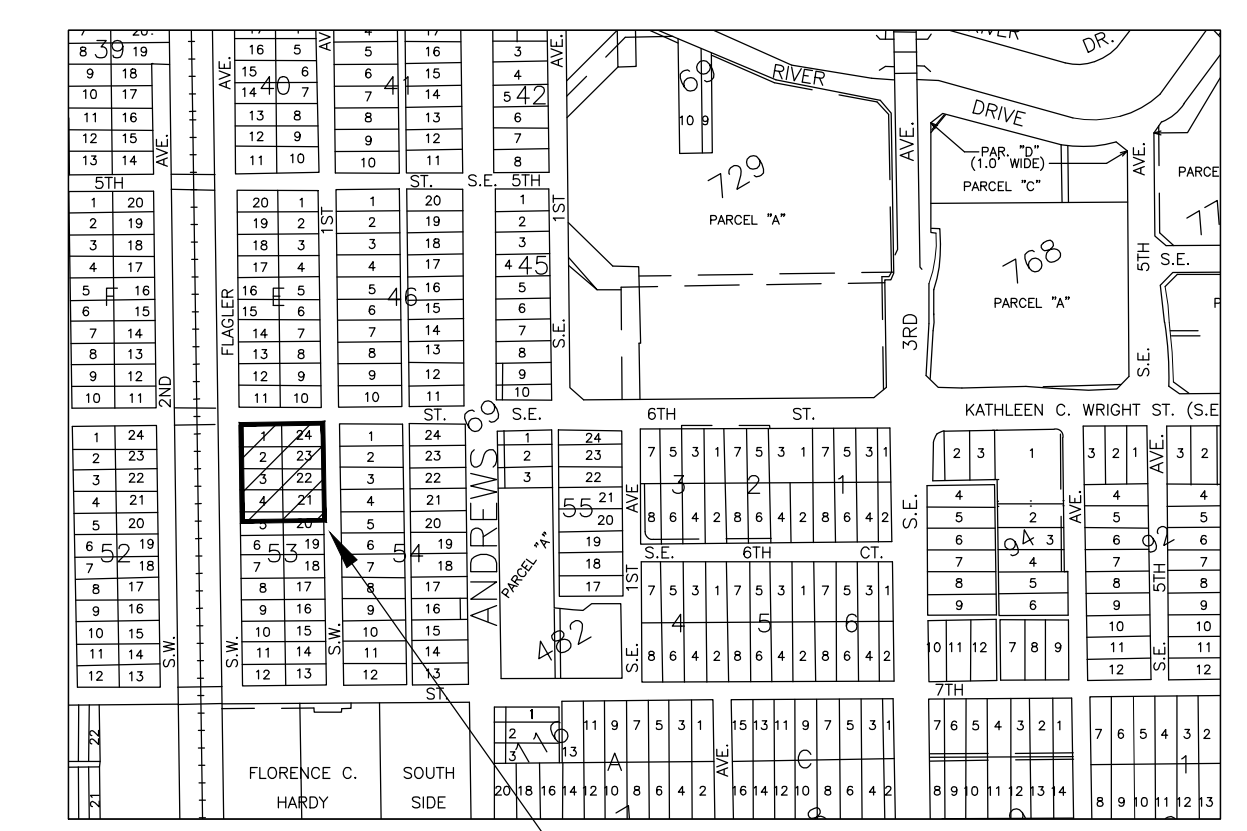
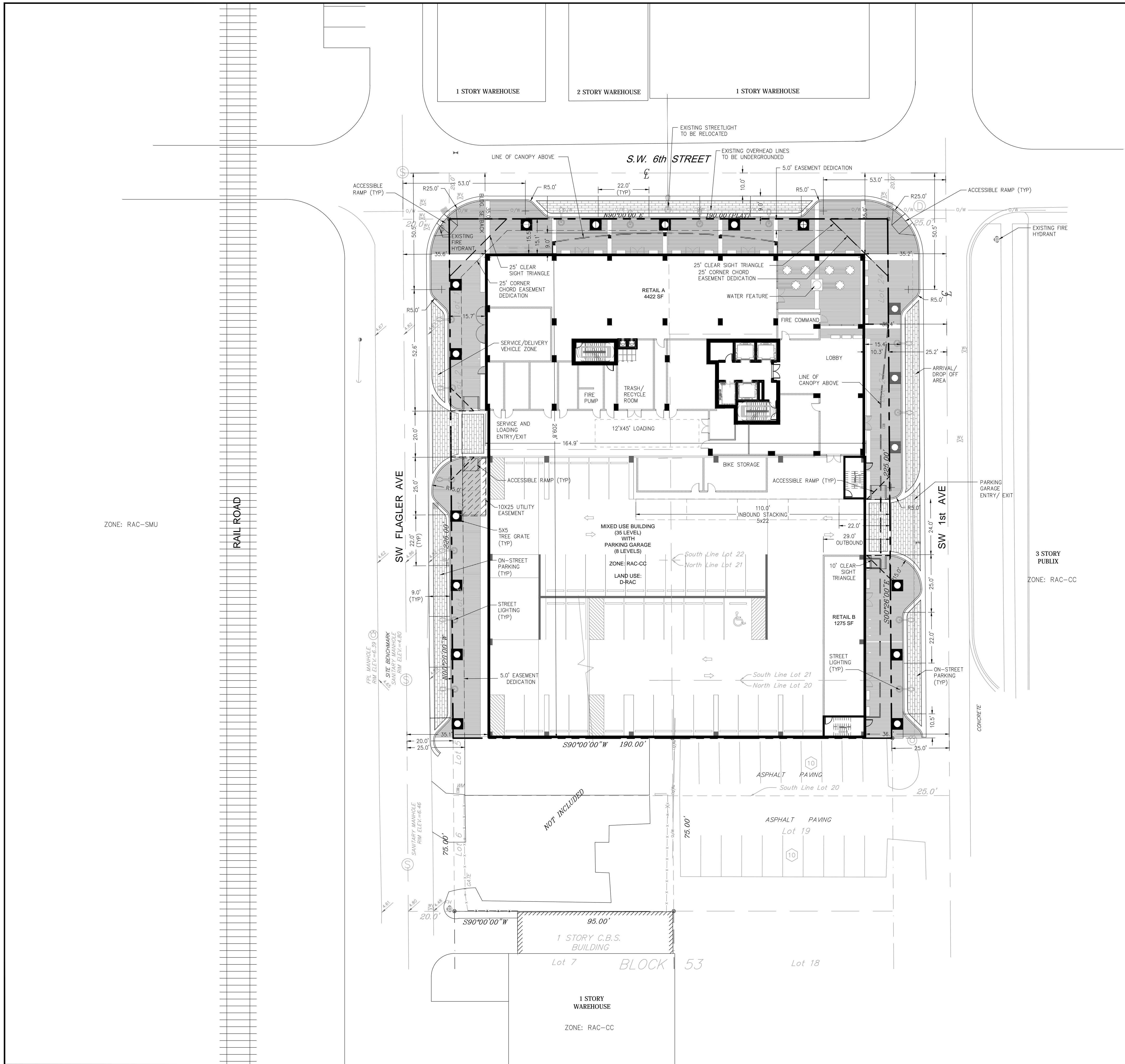
PH-1 - SIDEWALK AREA/EXTERIOR LIGHTING
PH-2 - POOL DECK AREA EXTERIOR LIGHTING
PH-3 - GROUND LEVEL GARAGE
PH-4 - 2ND LEVEL GARAGE
PH-5 - TYPICAL LEVEL GARAGE
PH-6 - 8TH LEVEL GARAGE

LANDSCAPE PLANS

L-1 - GROUND LEVEL PLANTING PLAN
L-2 - AMENITY/POOL AREA LEVEL LANDSCAPE PLAN
L-3 - PLANT DETAILS
L-4 - LANDSCAPE SPECIFICATIONS

CIVIL PLANS

C2 - CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN
C3 - CONCEPTUAL WATER & SEWER PLAN
ESC - EROSION & SEDIMENT CONTROL PLAN



LOCATION SKETCH
SCALE: N.T.S.

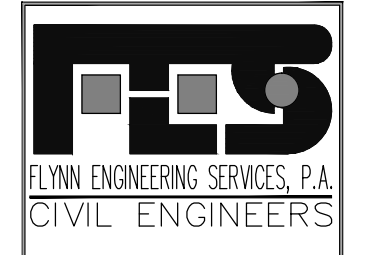
LAND DESCRIPTION:
Lots 1 through 4 inclusive AND the North 25.00 feet of Lots 5 and 20, AND ALSO ALL of Lots 21 through 24, Block 53, TOWN OF FORT LAUDERDALE, according to the plat thereof as recorded in Plat Book "B", Page 40 of the public records of Miami-Dade County, Florida.
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 42,749 square feet or 0.9814 acres, more or less.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	WAREHOUSE BUILDING / OFFICE
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION	RAC-C
TOTAL SITE AREA	42,749sf / 0.98 acre
TOTAL PERVIOUS EXISTING (LANDSCAPE)	7,225 16.9%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	830 2.0%
TOTAL IMPERVIOUS EXISTING	12,070 28.2%
TOTAL IMPERVIOUS PROPOSED	8,534 20.0%
TOTAL BUILDING FOOT PRINTS EXISTING	23,454 54.9%
TOTAL BUILDING FOOT PRINT PROPOSED	33,385 78.0%
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SQUARE FOOTAGE	588,346sf
FLOOR AREA RATIO (F.A.R.)	588,346 / 42,749sf = 13.76
BUILDING HEIGHT-BLDG	348'-10"
NUMBER OF STORIES-BLDG	35 stories
BUILDING WIDTH & LENGTH-BLDG	209'-10" x 163'-10"
PEDESTRIAN WALKS & PLAZAS	8,534 S.F. 20.0%
LOT COVERAGE (95% Max)	30,801 S.F. 72.0%
VIA AREA	565 S.F. 1.3%
OPEN SPACE	7,494 S.F. 17.5%
LANDSCAPE	830 2.0%

PARKING DATA:	SF/UNIT	RATIO	REQUIRED	PROVIDED
RESIDENTIAL UNITS-1 BEDROOM	212	1.75/UNIT	*	
RESIDENTIAL UNITS-2 BEDROOM	162	2.0/UNIT	*	
RESIDENTIAL UNITS-3 BEDROOM	34	2.2/UNIT	*	
TOTAL UNITS	408			
RETAIL A	4,422	1/250SF	*	
RETAIL B	1,275	1/250SF	*	
*RAC PARKING EXEMPT PER ULDC SEC 47-20.2, TABLE 3				
TOTAL GARAGE PARKING PROVIDED				428
TOTAL GARAGE HANDICAP PARKING				9
TOTAL PARKING			REQUIRED*	PROVIDED
			None	428

SETBACK TABLE	REQUIRED 47-13.21	REQUIRED MASTER PLAN	PROVIDED
FRONT YARD (EAST) - SW 1ST AVENUE	10'	10'	10'
FRONT YARD (NORTH) - SW 6TH ST.	NONE	10'	15'
FRONT YARD (WEST) - FLAGLER AVENUE	NONE	10'	15'
SIDE YARD (SOUTH)	10'	N/A	0'



241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title
SITE PLAN

Job Title
NEW RIVER CENTRAL

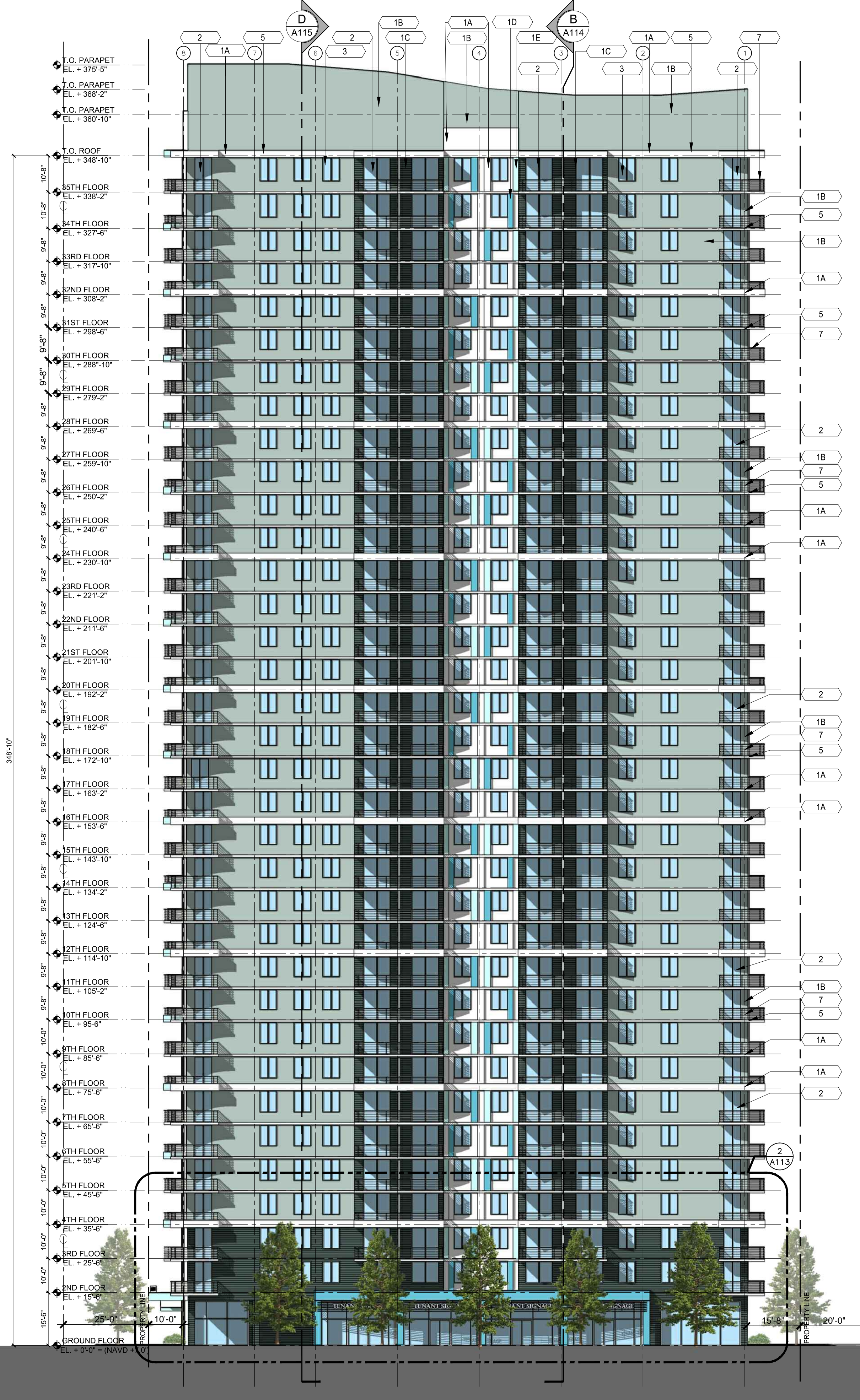
100 SW 8th STREET, FORT LAUDERDALE, FLORIDA

Phase:
DRG APPLICATION

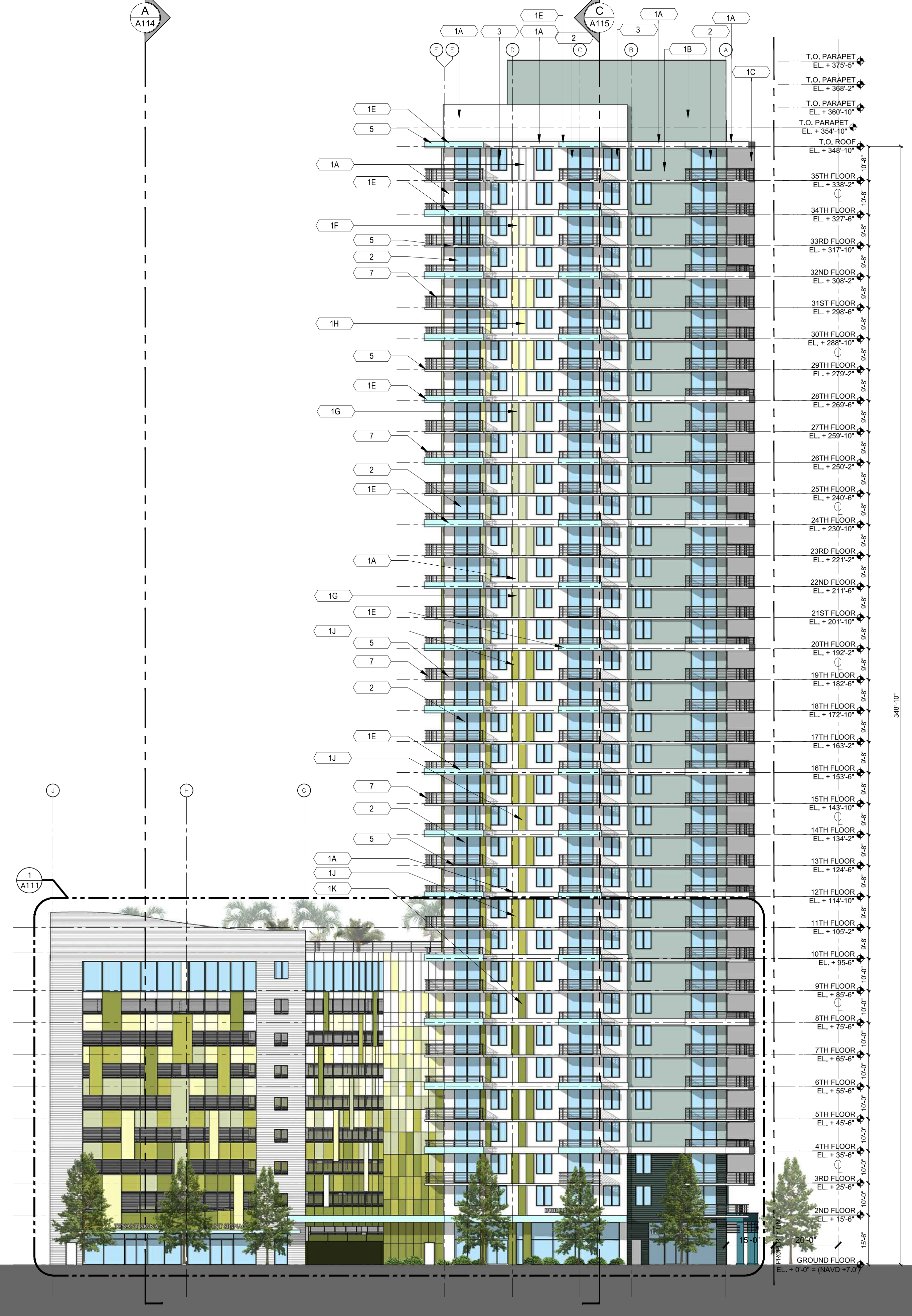
Revisions

Scale:	Date
1" = 20.0'	11/30/15
Job No.	Plot Date
15-1267.00	11/30/15
Drawn by	Sheet No.
DTR	C1
Proj. Mgr.	Appr. by
DTR	JMF
	1 of 4





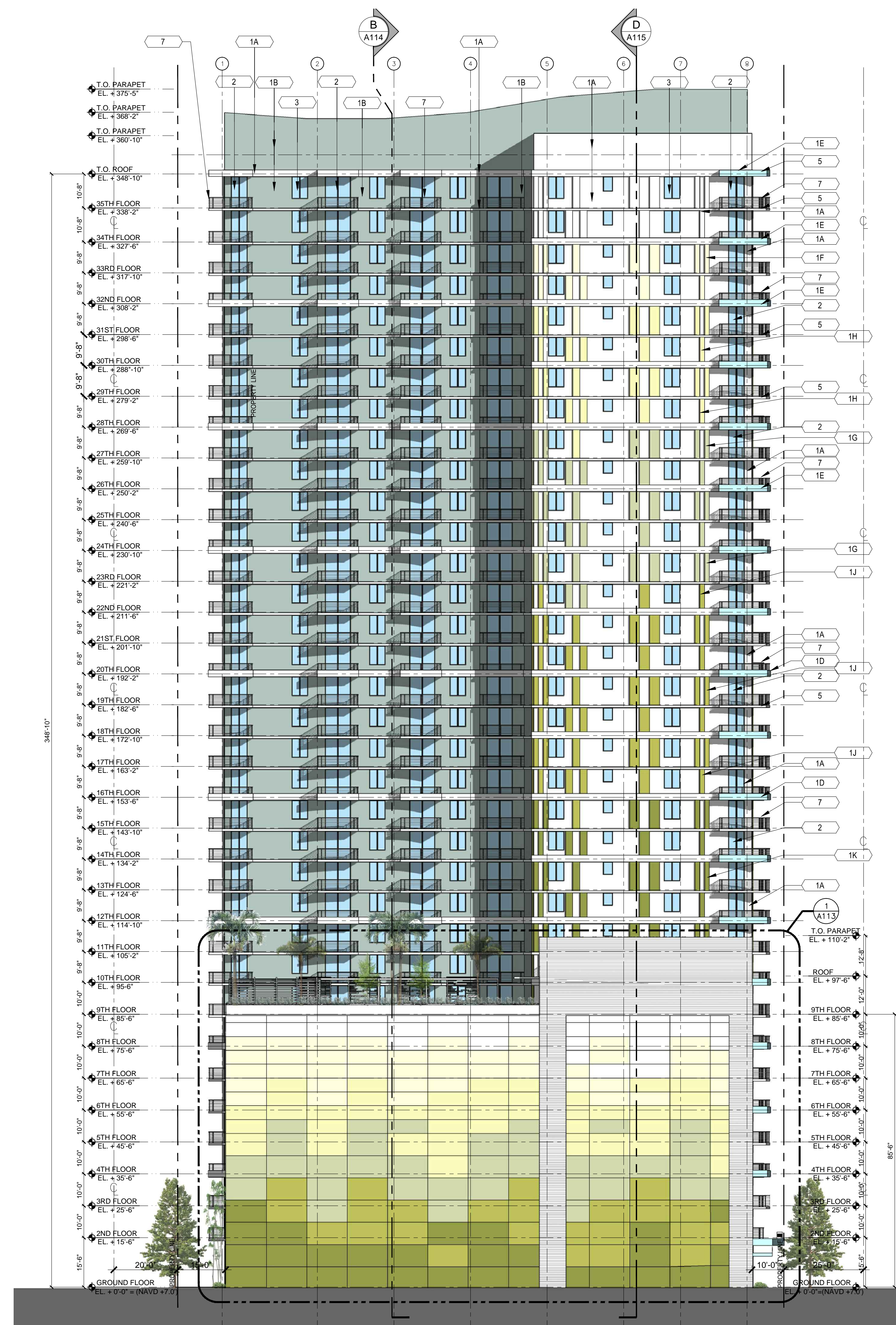
2 NORTH ELEVATION
A109 1"=20'-0"



1 EAST ELEVATION
A109 1"=20'-0"

KEY NOTES:

1A) STUCCO FINISH (WHITE PAINT)	1E) STUCCO FINISH (SEAFOAM GREEN PAINT)	1I) TEXTURED STUCCO FINISH (WHITE PAINT)	2) IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)	5) CONCRETE OVERHANG	9) BUILDING SIGNAGE
1B) STUCCO FINISH (WARM GRAY PAINT)	1F) STUCCO FINISH (CREAM PAINT)	1J) STUCCO FINISH (GOLD PAINT)	3) IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)	6) FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47.22.4.13	10) METAL TRELLIS
1C) STUCCO FINISH (DARK GRAY PAINT)	1G) STUCCO FINISH (LIGHT OLIVE PAINT)	1K) STUCCO FINISH (MUSTARD YELLOW PAINT)	4) IMPACT RESISTANT STOREFRONT SYSTEM (LIGHT BLUE GLAZING)	7) ALUMINUM GUARDRAIL	
1D) STUCCO FINISH (LIGHT BLUE PAINT)	1H) STUCCO FINISH (LIGHT YELLOW PAINT)	1L) TEXTURE STUCCO FINISH (DARK GRAY)		8) DECORATIVE MESH SCREEN IN ALUMINUM FRAME	



2 SOUTH ELEVATION
A110 1"=20'-0"



1 WEST ELEVATION
A110 1"=20'-0"

KEY NOTES:

1A) STUCCO FINISH (WHITE PAINT)	1E) STUCCO FINISH (SEAFOAM GREEN PAINT)	1I) TEXTURED STUCCO FINISH (WHITE PAINT)	2) IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)	5) CONCRETE OVERHANG	9) BUILDING SIGNAGE
1B) STUCCO FINISH (WARM GRAY PAINT)	1F) STUCCO FINISH (CREAM PAINT)	1J) STUCCO FINISH (GOLD PAINT)	3) IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)	6) FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47.22.4.13	10) METAL TRELLIS
1C) STUCCO FINISH (DARK GRAY PAINT)	1G) STUCCO FINISH (LIGHT OLIVE PAINT)	1K) STUCCO FINISH (MUSTARD YELLOW PAINT)	4) IMPACT RESISTANT STOREFRONT SYSTEM (LIGHT BLUE GLAZING)	7) ALUMINUM GUARDRAIL	
1D) STUCCO FINISH (LIGHT BLUE PAINT)	1H) STUCCO FINISH (LIGHT YELLOW PAINT)	1L) TEXTURE STUCCO FINISH (DARK GRAY)		8) DECORATIVE MESH SCREEN IN ALUMINUM FRAME	



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: January 12, 2016

Project Name: Courthouse Investment West, LLC, et al / New River Central

Case Number: R16001

Request: Site Plan Level II Review: 408 Multifamily Units and 5697sf of Retail Use

Location: 100 SW 6th Street

Zoning: Regional Activity Center – City Center (RAC-CC)

Land Use: Downtown Regional Activity Center

Project Planner: Randall Robinson

Case Number:
R16001_Airport

CASE COMMENTS:

Please provide a response to the following:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 200 feet in height. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
- 2) A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
- 3) Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

Case Number: R16001

CASE COMMENTS:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R16001

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Civil Sheet C1 – Northwest corner of proposed development, 25' Corner Chord Easement dedication should coincide with 25' Clear Sight Triangle (i.e. measured from existing Right-of-Way boundaries).
- b. In addition to 5' Right-of-Way easement dedication along east side of S.W. Flagler Avenue, to complete half of 50' Right-of-Way section, 7' (min.) Sidewalk Easement dedication required along east side of S.W. Flagler Avenue for pedestrian clear path; show linework in the plans and on easement exhibit
- c. In addition to 5' Right-of-Way easement dedication along south side of S.W. 6th Street, to complete half of 50' Right-of-Way section, 7' (min.) Sidewalk Easement dedication required along south side of S.W. 6th Street for pedestrian clear path; show linework in the plans and on easement exhibit
- d. 7' (min.) Sidewalk Easement dedication along west side of S.W. 1st Avenue for pedestrian clear path; show linework in the plans and on easement exhibit
- e. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of S.W. Flagler Avenue, S.W. 6th Street, and S.W. 1st Avenue

CASE COMMENTS:

A. Please respond to Comments 1 through 31 prior to Final DRC sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Daniel Lizarazo at 954-828-6982 or dlizarazo@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
3. Civil Sheet C1 – 'Service/Delivery Vehicle Zone' shown and labeled along east side of S.W. Flagler Avenue, and 'Arrival / Drop-Off Area' shown and labeled along west side of S.W. 1st Avenue, are not allowed within City Right-of-Way or permanent easements; remove or replace with on-street parallel parking stalls.
4. Civil Sheet C1 – Discuss southern property boundary transition of curb & gutter and public sidewalk improvements, on both the S.W. Flagler Avenue and S.W. 1st Avenue sides of proposed development; coordinate with the City's Transportation & Mobility Department.
5. Sheet A109 thru Sheet A116 – Verify that building overhangs shown over public sidewalk access, along S.W. 6th Street and S.W. 1st Avenue sides of the proposed development, are consistent. In addition to

labeling the vertical sidewalk clearance to the proposed overhangs, label the horizontal clearance to the adjacent Right-of-Way and Easement boundaries. This will need to be coordinated with the City Attorney's Office, and conditioned on the proposed permanent easements.

6. Sheet A112 – Service and Loading Entry/Exit appears to be missing on Enlarged West Elevation; per ULDR Section 47-20.6.B, verify that this Type II loading zone has sufficient vertical clearance to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle).
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
8. Provide and label typical roadway cross-sections, incorporating on-street parallel parking as appropriate, for the proposed development side of S.W. Flagler Avenue, S.W. 6th Street, and S.W. 1st Avenue.
9. Dimension typical roadway travel lane widths and parking lane lengths/widths on the Site Plan for the proposed development side of S.W. Flagler Avenue, S.W. 6th Street, and S.W. 1st Avenue.
10. Discuss improvements on west side of S.W. Flagler Drive, adjacent to the proposed development.
11. Verify and discuss intent of the proposed pedestrian and ADA accessibility design for sidewalk improvements along S.W. Flagler Avenue, S.W. 6th Street, and S.W. 1st Avenue; especially ground floor access to the proposed 'New River Central' building, crossing proposed driveways, and connecting to existing sidewalk (at intersections) as appropriate.
12. Discuss how sidewalk runoff from proposed development (between building and Right-of-Way boundary) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required.
13. Dimension and label type of proposed loading zone required on Site Plan, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
14. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way. Please contact the Case Planner for details to match the area.
15. Show and callout delineations for proposed Sidewalk Easement boundaries on the Site Plan and the Civil drawings. On Sheet A109 thru Sheet A116 (8 Sheets), show and label existing Right-of-Way, and proposed Sidewalk Easement boundaries on all building elevation details.
16. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking garage – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; discuss and coordinate with parking garage gate access if appropriate.
17. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.

18. Underground or relocate existing overhead power lines on the development side of S.W. Flagler Avenue and S.W. 6th Street, if in conflict with the proposed development.
19. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
20. Sheet ESC – Show and label areas for truck wash-off and infiltration of runoff.
21. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
22. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
23. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
24. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
25. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an 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. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
26. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
27. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).

28. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
29. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
30. Show utilities on the landscaping plans for potential conflict.
31. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.

B. Respond to Comments 32 through 45 prior to Engineering Permit Approval

32. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.
33. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
34. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

35. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
36. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
37. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to

control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.

38. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery
 - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 - 5) Show location and type of construction crane(s), including span radius
 - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 - 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 - 11) Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
 - 18) Indicate schedule for street sweeping of periphery of construction site
 - 19) Indicate if dewatering is proposed.
39. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

40. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
41. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
42. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
43. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
44. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
45. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.

Case Number: R16001

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Is the egress discharge for both stairwells covered? Must be open to the outside?

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comment

Please consider the following prior to submittal for Building Permit:

1. Must conform to FBC section 403 for high rise buildings.
2. Provide two water supplies per FBC 403.3.2
3. Proper exit capacity for 9 floor occupant load?

Case Number: R16001 (100 SW 6th St)

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and its distance from the City's radio sites, it is anticipated that this structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required.
3. The City will also require space on the rooftop for the installation of communications antennas and microwave dish antennas. A 10ft by 10ft controlled access and environmentally controlled room within the building will be required. This room needs to be within 50 feet of the rooftop antenna location with direct access for coaxial cables. This room will need to have air conditioning and no less than 60 amps of power. A direct connection to the building electrical ground system will be needed. Technical specifications for the room will be provided as required.
3. Additional guidance may be obtained from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager by contacting him via e-mail or telephone at the numbers listed above.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.
2. BDA contractor shall provide signal strength calculations and computer generated heat maps showing signal strengths expected within the completed building to the City Assistant Telecommunications Manager.

Please consider the following prior to submittal for Building Permit:

1. If it is determined that the BDA system will be required, BDA design plans will be required showing signal strengths expected after BDA installation and the proposed system design with equipment list. These plans shall be submitted to the Telecommunications Section for approval prior to issuance of a permit.

Case Number: R16001

CASE COMMENTS:

Please provide a response to the following:

1. Provide a large statement palm at each side of the corner bulb-out to identify intersections and provide a visual marker. These palms shall be placed outside the required sight clearance triangle.
2. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
3. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
4. Provide mitigation calculations for all trees on site.
5. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil>
6. The root barrier does not appear to be provided in an acceptable location. It could be used to wrap the utility, not the tree.
7. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
8. Provide signed and sealed plans by a Florida Registered Landscape Architect at time of final DRC signoff's.

GENERAL COMMENTS:

The following comments are for informational purposes to be addressed prior to Building Permit submittal:

1. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
2. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10.
4. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R16001

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) As this application requests dwelling units in the Downtown RAC, the proposed project requires a minimum 30-day review period by the City Commission or review and approval by the City Commission. In the case of the latter, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265). Attach all narratives provided to City Commission, if applicable, and Final DRC sets.
- 4) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 5) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments. Clarify site data table to reflect Downtown Master Plan and New River Master Plan requirements.
- 6) Parking:
 - A. Consider reducing program in order to reduce exposed 9-story parking garage;
 - B. Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. Consider use of sustainable green elements to soften and help mitigate the parking structure mass;
 - C. Provide information on how total parking count was arrived at. According to data table, parking is 1/3 of standard parking requirements;
 - D. Consider context of Downtown Regional Activity Center and proximity to mix of uses and future Wave streetcar system in determining appropriate parking count;
 - E. Consider mechanical parking to reduce impact and massing of parking garage.
- 7) Building Design:
 - A. Provide floor plate size in site data table. Reduce floorplate size to meet Downtown Master Plan requirements;
 - B. Redesign tower with stepback as per SW 6th Street section in New River Master Plan;
 - C. Consider design aspects that will more clearly distinguish the project, emphasize its quality and enhance variety in the architecture of Downtown buildings, with the intent of creating a more lively, human-scaled and pedestrian-friendly environment among a diversity of high-rise buildings;
 - D. Consider tower design options that reduce building mass of tower;

- E. Applicant is encouraged to create a tower that contributes positively to the overall skyline composition of Downtown Fort Lauderdale. Views of the skyline from various angles and locations should be studied in skyline renderings. Buildings with special prominence in key locations should have architectural/sculptural elements designed to be seen from the appropriate distances;
- F. Incorporate more landscape/open public space(s) around the building's perimeter, incorporating green design/plaza elements to contribute to the public realm;
- G. As per B8 in New River Master Plan design standards, "encourage courtyards surrounded by active uses for buildings facing SW 6th Street.";
- H. Consider green roof at top of tower;
- I. Consider new FEMA flood regulations when designing how the building shapes the public realm. Ground-level transition between indoors and out should feel as seamless as possible;
- J. In order to most effectively animate pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
- K. Consider placing gym, or other habitable space, on ground level of parking garage, facing Flagler Drive;
- L. Confirm roof plan shows location of all mechanical equipment and includes spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable;
- M. Provide dimension between balconies and property line (sheet A.116). Balconies may only encroach up to 3' maximum.

8) Streetscape Design:

- A. Coordinate streetscape improvements with the Downtown and New River Master Plan;
- B. To improve pedestrian safety and connectivity from the project, extend streetscape improvements on Flagler Drive and NW 1st Avenue southward to 7th Street and across FEC right-of-way to pedestrian improvements on west side;
- C. Discuss proposed improvements and treatment along Flagler Drive right of way; Coordinate improvements with Downtown Master Plan and New River Master Plan for local streets and Transportation and Mobility staff relative to design flexibility in consideration of any potential future greenway initiatives and/or other connectivity improvements;
- D. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground provide documentation from FP&L indicating such.

9) Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:

- a. Location and orientation of all proposed signage;
- b. Dimensions of any proposed signage (height, width, depth, etc.);
- c. Proposed sign copy; and
- d. Proposed colors and materials.

10) It is recommended the following pedestrian and bicycle-related comments be addressed:

- a. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
- b. Consider installation of a B-cycle bike-sharing station as an amenity for residents. Contact Bob Burns, President, B-cycle, 940-478-2191, bburns@bcycle.com.
- c. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
- d. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, particular to/from public sidewalks, vehicle parking areas and building entrances.
- e. Provide bicycle parking, for both residents and visitors, in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.
- f. Provide bike storage lockers with air pumps for residents. Send email to Karen Mendrala at kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

- 11) Consider employing green building practices throughout the project including, but not limited to electric vehicle charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. At DRC Meeting discuss project's sustainable design features.
- 12) Extend values on photometric plans to all property lines. Show values as pursuant to *Sec. 47-25.3.A.3.a* and *47-20.14*. Indicate lighting poles on site plan and landscape plan, and provide dimensions and detail. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
- 13) Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, *Design and Construction* of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
- 14) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 15) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
- 16) In regard to physical communication and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 17) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector, at 828-5202 to obtain his signature on the final DRC plans.
- 18) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
- 19) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 20) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

- 21) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Service Department's DRC Representative.

CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number:	DRT15013	Zoning District:	RAC-CC
Project Name:	New River Central	Character Area:	Downtown Core
Project Address:	100 SW 6 th Street	Date of Review:	12-22-2015

PRINCIPLES OF STREET DESIGN	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1 Maintain fine-grained street grid: discourage vacations.			√	
S2 Utilize Traffic Calming rather than blocking streets.			√	
S3 Maximize on-street parking except on major arterials.	√			
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). Coordinate with Transportation and Mobility.				√
S5 Maximize street trees on all Downtown Streets.	√			
S6 Encourage location of primary row of street trees between sidewalk and street.	√			
S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. Provide dimensions.				√
S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. Provide dimensions.				√
S9 Encourage shade trees along streets, palm trees to mark intersections. Provide palms at intersections.		√		
S10 Eliminate County "corner chord" requirement not compatible with urban areas.			√	
S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. Reduce radii from 25' to 15'.		√		
S12 Discourage curb cuts on "primary" streets.	√			
S13 Encourage reduced lane widths on all streets. Provide street section dimensions.				√
S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph). Provide street section dimensions.				√
S15 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions. Provide street section dimensions. See New River Master Plan for SW 6th Street.				√
S16 Bury all power lines in the Downtown Area. Provide documentation.				√
PRINCIPLES OF BUILDING DESIGN	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed

B1	Framing the street: building “streetwall” should generally meet setback line (within a percentage).	√			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover ‘green perimeter’.	√			
B3	Framing the street: minimum and maximum building ‘streetwall’ heights (see character area guidelines for specifics). Meets intent on NW 1st Avenue.	√			
B4	Framing the street: encourage maximum building ‘streetwall’ length of 300ft.	√			
B5	Preferred maximum ‘floorplate’ area for towers (see character area guidelines for specifics). Provide square footage.				√
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.	√			
B7	Where towers are located on streets < or = 60ft, increased setbacks 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. Meets intent on NW 1st Avenue but not on Flagler Drive.	√			
	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. Does not meet intent on Flagler Drive.		√		
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 thrus 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). Consider green roof on tower roof top.	√			
QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. Reduce volume and massing of rooftop element to provide a more elegant silhouette. Coordinate elevations with renderings.		√		
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. Provide photographic details.				√
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. Improve design of garage screening with a more creative solution.			√	
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 stormwater capture and re-use 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. Increase articulation on north elevation to provide greater visual interest and reduce monotony.		√		
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.	√			
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed

SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	√			
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. See SW 6th Street design guidelines in New River Master Plan.		√		
SF3	Encourage durable materials for ground floor retail and cultural uses. Provide photographic details.				√
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Provide section detail and dimension.				√
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	√			
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth).	√			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			√	
SF8	Encourage well-designed night lighting solutions.	√			

CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Downtown Core					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max. See SW 6th Street design guidelines in New River Master Plan.		√		
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			√	
1C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below. Provide square footage of tower floor plates.				√
	Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings over 15 floors: preferred 12,500GSF floorplate max. Provide square footage of tower floor plates.				√
Near Downtown					
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate 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: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.			√	
Urban Neighborhood					
3A	Frame the street with appropriate streetwall 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: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors: preferred 10,000 GSF floorplate max.			√	

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2	Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.)	√			
T3	Encourage pedestrian connections to transit stops and bike parking. More information needed, consult with Transportation & Mobility.				√
T4	Encourage bike connections to transit stops and bike parking. More information needed, consult with Transportation & Mobility.				√
T5	Parking consistent with TOD Principles.				
	<ul style="list-style-type: none"> Encourage structured parking with screening or liner building if parking provided. Improve garage screening with more creative solutions.		√		
	<ul style="list-style-type: none"> Surface parking should be configured into smaller lots rather than one large lot. 			√	
	<ul style="list-style-type: none"> Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. 			√	
	<ul style="list-style-type: none"> Parking should not face onto plaza or park space of any transit station. 			√	
	<ul style="list-style-type: none"> Include parking for mopeds, scooters, motorcycles, and other similar vehicles. Provide spaces and indicate in parking calculations.				
T6	Incorporate Transportation Demand Management (TDM).				
	<ul style="list-style-type: none"> Encourage carpooling or vanpooling. 				√
	<ul style="list-style-type: none"> Encourage car or bike sharing. 				√
	<ul style="list-style-type: none"> Offer flexible hours. 				√
	<ul style="list-style-type: none"> Provide shared parking. Indicate parking provided per square footage provided for retail.				√
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.)			√	
T8	Encourage green buildings, green site design and green infrastructure.	√			
T9	Create attractive, active and safe multimodal systems. Provide information on bike parking.				√
COMMENTS					
1					
2					
3					

CITY OF FORT LAUDERDALE
DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES
 Design Review Team (DRT) Comments

Case Number: DRT15013 **Zoning District:** RAC-CC
Project Name: New River Central **Character Area:** Tarpon River Neighborhood Gateway
Project Address: 100 SW 6th Street **Date of Review:** 12-22-2015

STREET DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation	√			
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk			√	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide			√	
S4	Discourage right turn lanes	√			
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets. <i>Provide street section dimensions.</i>				√
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development			√	
STREET DESIGN EXAMPLES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Andrews Avenue				√	
SE 3 rd Avenue				√	
SW 5 th Avenue				√	
Local Streets Leading to the River		√			
SW 6 th Street between SW 4 th Avenue and Andrews Avenue <i>Does not meet required 50% construction above loggia. See SW 6th Street section.</i>			√		
SW 7 th / 4 th Avenue				√	
FEC Railway South of the River <i>Coordinate with Transportation and Mobility.</i>					√
BUILDING DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only)			√	

B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river			√	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge			√	
B4	Along SW 6th Street (between SW 4th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area See SW 6th Street street section.		√		
B5	Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers			√	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses			√	
B7	Encourage active uses facing all public parks and public spaces			√	
B8	Encourage courtyards surrounded by active uses for buildings facing SW 6th Street See Tarpon River Neighborhood Gateway Character Area Guidelines.		√		
B9	Encourage loading, building service, and parking access via alleys, wherever possible	√			
B10	Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels			√	
B11	Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus	√			
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less			√	
B13	Parking garage and service access entrances are discouraged along public parks			√	
B14	Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs			√	
B15	Discourage surface parking lots with more than 10 spaces within 200' of the river's edge			√	
ACTIVE BUILDING PROGRAM ALONG THE RIVER		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (which ever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.				√	
New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (which ever is greater) to retail, restaurants, and entertainment				√	

uses at the ground level along the Riverwalk.				
Existing building on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.			√	
New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk.			√	

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Accessory structures are generally allowed in Areas 1, 2, 3 and 4, however, they are not allowed where Riverwalk is less than 20' wide			√	
Structures must be directly adjacent to river's edge			√	
Structures shall not block major view corridors			√	
The min. distance between any two structures is 250' in Zone 3, and 500' in Zones 1, 2 and 4			√	
The max. Floor Area of any structure is 1,000 sf in Zone 3, and 2,500 sf in Zone 1, 2, and 4			√	
The Max. Height of accessory structures is 15'			√	
Accessory structures are allowed to project over the river on a case-by-case basis			√	
Structures shall allow minimum clear pedestrian path width of 18' to riverfront buildings			√	
CHARACTER AREA GUIDELINES FOR RIVERFRONT SITES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
1-A			√	
1-B			√	
1-C			√	
2-A			√	
2-C			√	
3-A			√	
3-B			√	
3-C			√	
4-A			√	

4-B			✓	
4-C			✓	
5-A			✓	

COMMENTS

1	<i>Follow Local Street for SW 6th Street.</i>
2	
3	

Case Number: R16001

CASE COMMENTS:

Please provide a response to the following:

1. Signage should be used to direct visitors to retail areas and visitor lobby/call box
2. Stairwells should egress only first floor
3. All residential entrance points should be access controlled
4. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors
5. Consider pre-wiring units and retail spaces for alarm units
6. Easily identifiable and accessible emergency communication devices should be placed in the parking garage.
7. Light reflection type paint should be considered to increase ability to observe movement in the garage.
8. Consider the use of CCTV in areas such as entrance/exit points, garage entrance/exit points, strategically placed throughout the garage, common areas, elevators, stairwells, and any location where money is handled or stored.
9. How will the site consider separation of parking (guests, visitors, employees) to keep unwanted pedestrian activity from entering restricted areas.
10. Consider using a roll type door for closing off the loading dock when not in use. Loading dock areas should be access controlled.

GENERAL COMMENTS:

The following comments are for informational purposes.

Noted use of impact glazing.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R16001

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and is required for all multifamily properties. It is the most effective way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure/trash room to accommodate wheeled recycling carts or dumpsters.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure site plan clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers.
12. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).

- If applicable, please describe whether accessibility gate is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
- o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to mdoyle@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
- o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R16001

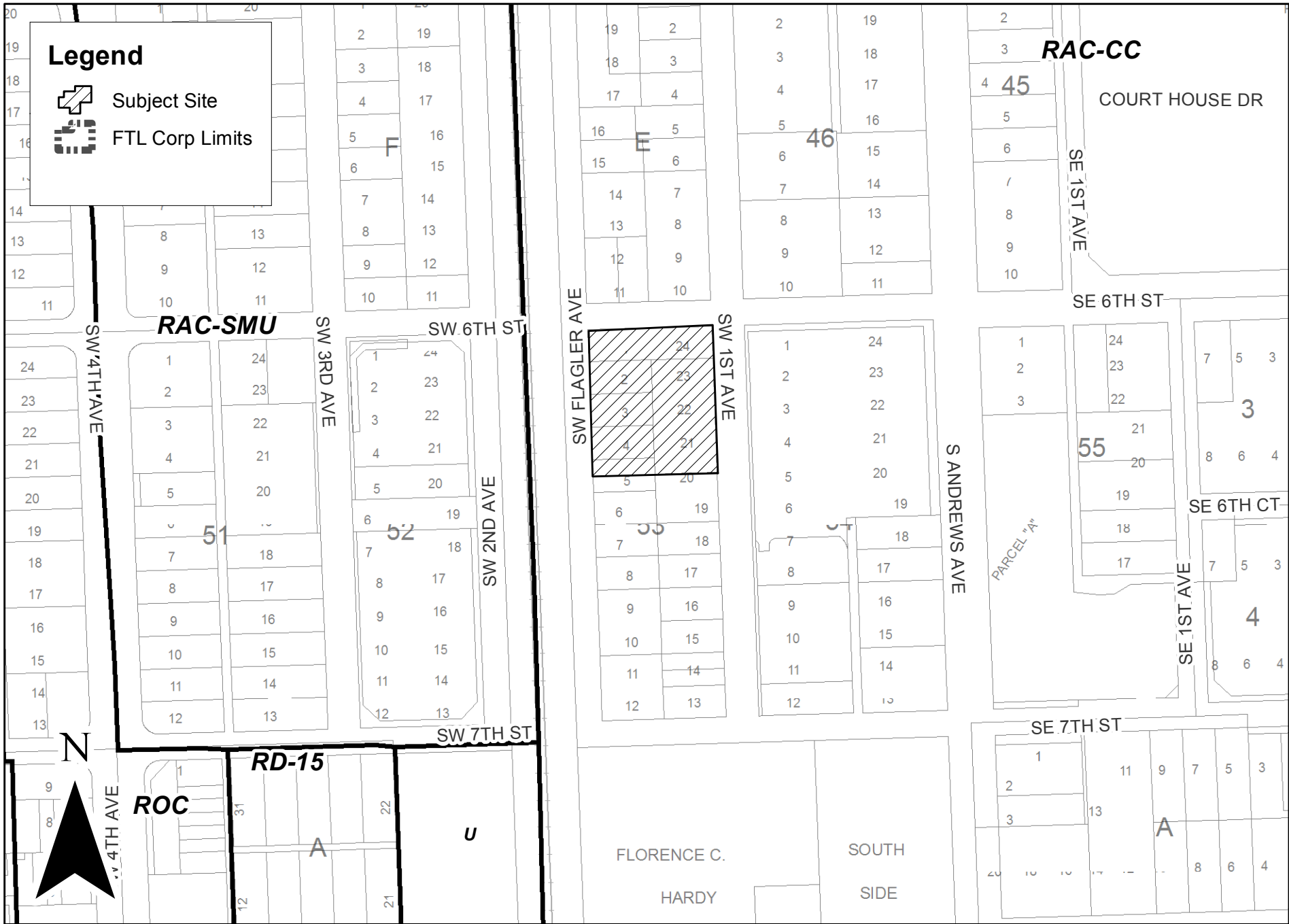
CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
3. Consider implementing an onsite bike share program that can be enjoyed by residents and members of the general public alike. B-share is an example of such a program.
4. Consider installing electric car charging stations in the parking garage and mark on the site plan and include in the site plan data sheet.
5. Please provide the total number of all on street parking spaces in the parking data table.
6. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
7. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
8. Additional comments may be provided upon further review.
9. Signature required.



GENERAL COMMENTS:

Please address comments below where applicable.

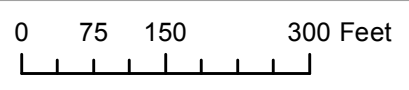
1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



Legend

-  Subject Site
-  FTL Corp Limits

R16001



Graphic Scale