



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 9, 2018

APPLICANT: New River III, LLC.

PROJECT NAME: New River Yacht Club III

CASE NUMBER: R18067

REQUEST: Site Plan Level II Review: 230 Multifamily Residential Units with 2,400 SF Retail Use

LOCATION: 416 SW 1st Avenue

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

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Jim Hetzel



Case Number: R18067

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for the building.
- 3) Designate Fair Housing provisions FBC Accessibility Code.
- 4) Include compliant elevations for vehicles requiring access including transport for the disabled and emergency vehicles. FBC Accessibility Chapter 5, 502.5 required heights.
- 5) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 6) Indicate provisions of FBC 406.5 for open parking garage areas of the building.

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 January 1st, 2018 the 6th 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;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: R18067

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Provide 9' (min.) Right-of-Way dedication or permanent Right-of-Way Easement along west side of S Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required. Also indicate whether BCHCED will have additional requirements regarding the existing 15 feet vested right of way adjacent to the property. Provide correspondence.
- b. Provide 10' permanent Right-of-Way Easement along north side of SW 5th Street, consistent with adjacent properties on this block. (A min. 5' permanent Right of Way easement is required to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I).
- c. Provide 5' permanent Right-of-Way Easement along north side of SW 1st Ave, consistent with adjacent properties on this block.
- d. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northwest corner of S Andrews Avenue & SW 5th Street intersection (coordinate with BCHCED). Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required. (A min. 25' corner chord is required per ULDR Section 47-24.5.D.p).
- e. Provide permanent Sidewalk Easement as appropriate along west side of S Andrews Ave, east side of SW 1st Ave and north side of SW 5th Street, to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown RAC Master Plan guidelines); show / label delineation in the plans.
- f. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Prior to final DRC sign-off, please provide updated plans and written response to the following review comments:

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 the 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 Fisher at 954-828-5850 or dfisher@fortlauderdale.gov.
2. Boundary and Topographic Survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, in addition of depicting the information on survey, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc). Also survey shall be less than 6 months from date of submittal. Ensure surveyed area extends north as



much as needed within and adjacent to the right of way to ensure proper transition/ coordination with proposed improvements (i.e. sidewalks, curbing, grading, drainage, etc).

3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on survey: 14' Alley and 15' vested right of way. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.

It appears the alley to the north was previously vacated and an access easement provided adjacent to the north boundary of the site to connect SW 5th Street to SW 1st Ave through the alley. The intent of the applicant is to only vacate a portion of the alley that is in conflict with the parking garage building which will result in a dead end condition. The alley should be vacated in its entirety and utility/access easements provided accordingly. Provide background information regarding other phases of this project and show any other encumbrances on adjacent phases that maybe impacted by this development and how it is being rectified and depict information on site plan accordingly.

4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development (i.e. poles, overhead wires, anchors, drainage wells, utility boxes, etc). Label information on site plan/ engineering plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (if applicable) and depict any additional requirements they may have on plan ((i.e. easements). Garage wall appears to be in conflict with existing pole anchor on adjacent property to the south.
5. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to north property boundary.
6. Proposed on-site structures (i.e. raised planter, ramp access to building within proposed 30' corner chord dedication) shall not be constructed within existing or proposed right of way/ dedications/ easements.
7. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for S Andrews Ave, SW 5th Street, alley and SW 1st Ave. This plan appears to be part of a "phased project". Indicate on site plan which phase is this project as well as label/ depict any other phases that are either existing or future on the site plan.
8. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
9. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along S Andrews Ave, SW 5th Street, SW 1st Ave and alleyway; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations. Ensure proper vertical and horizontal clearance is provided within proposed pedestrian clear path area (i.e. trees, building canopies, etc.).

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks, if any building overhang is proposed.



10. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
11. 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 and alleys (10' measured from intersection point of pavement edges – not the property line), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). 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](#). Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, may be subject to the sight visibility requirements of those jurisdictions.
12. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the 2 loading zones provided for the proposed development. Also in and out of the loading area to ensure adequate space is provided and it does not conflict with site circulation. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6. Ensure adequate garage clearance is provided.
13. Verify number of ADA van-accessible parking stalls provided meet FBC requirements. Also clarify the ADA path for the proposed ADA stall adjacent to the south wall of the garage.
14. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management and how it impacts the site circulation. Show truck turning movements in and out of the proposed building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
15. A bond for the construction and/ or replacement of public sidewalks/ ADA ramps abutting the proposed development (City, FDOT, and County jurisdictions) shall be provided prior to this DRC site plan approval. The bond amount shall be for 125% of the total construction cost. A cost estimate breakdown for the installation of the public sidewalk improvements (including but not limited to materials, labor, mobilization, MOT, permitting and certification) signed and sealed by a Florida Professional Engineer shall be submitted for review and acceptance prior to finalizing the bond.
16. For all levels of the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - d. Ensure enough clearance is provided on 5th level of the garage under the proposed pool.



17. Conceptual Water and Sewer plans:
 - a. Eliminate any 90 degree bends on any portion of the water main/ services that will be maintained by the City. (2) 4 degree bends can be installed instead.
 - b. It appears a tree/ planter is being proposed within the 10'x15' utility easement on SW 1st Ave? Utility easement must be clear from any obstructions in order to ensure adequate access of the vault. Perhaps the vault/utility easement can be rotated 90 degrees so that the planter can be placed outside the easement? Ensure no conflict is proposed; only ground cover and pavement is allowed within the easement.
 - c. Why is a 10'x15' easement provided around MH-O2?
 - d. Depict existing sanitary sewer laterals within the alley to adjacent property to the west of the alley.
 - e. Please be advised enough separation must be provided between proposed sewer main extension and existing water mains. Elevations of existing water mains must be verified prior to building permit issuance.
 - f. City Utilities Map depict 8" sanitary sewer main extending further north towards New River Drive. Was that removed as part of the other project phase? If that is the case, why survey still depicts the manhole on New River Drive.
 - g. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.

18. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.

19. Paving, Grading and Drainage Plans/ Sections:
 - a. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
 - b. Provide additional grading detail on proposed sidewalk transition to existing sidewalks to the north and south of the development along SW 5th Street.
 - c. Confirm existing sidewalk depicted north of property on S Andrews Ave reflects recently constructed improvements. Is Fire hydrant adjacent to sidewalk being relocated east?
 - d. Provide additional grading information on sidewalk/ curb ramp reconstruction west of the alley. It appears the existing parking lot has an ADA stall connection to the sidewalk.
 - e. All sections: Label property line/ ROW, depict proposed sidewalk easements as required to provide clear path. Dimension lanes, on-street parking, and sidewalk widths.
 - f. Provide a section through the proposed driveway connection to SW 1st Ave.

20. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Including but not limited to the following locations:
 - a. Runoff from driveway connection to SW 1st Ave should be limited. Relocate high point closer to property line or justify location of high point accordingly.
 - b. Discuss proposed drop off area adjacent to the alley and how the majority of the surface runoff from the proposed development adjacent to the alley is being directed to this area.
 - c. Elevated Retail Patio along SW 5th Street.



21. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).

22. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Depict information on plans and provide correspondence accordingly.
23. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along S Andrews Ave, SW 5th Street, SW 1st Ave and the alley. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record. When attaching plans on correspondence to the above contacts, please make sure only applicable sheets are included and proposed services/connections are highlighted accordingly to assist on their review.
24. Show all existing and proposed utilities on the civil and landscaping plans for potential conflict. Label existing infrastructure type, material and size on all plans depicting the existing infrastructure. Also ensure existing storm infrastructure along S Andrews Ave is depicted. It appears the water main along S Andrews Ave has been abandoned, confirm with Public Works and update plans accordingly. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. Also, proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes.



25. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
26. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

Staging plans indicate staging will occur on adjacent property. Please be advised permission from adjacent property owner will be required. Discuss with landscape on any additional requirements regarding restoration of landscape improvements within adjacent property due to proposed staging.

27. Discuss pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area. Ensure proposed light poles locations are coordinated with on-street parking/ vehicle door opening.
28. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
29. Ensure all plans have been coordinated between disciplines and depict the latest site layout (i.e. loading area depicted on elevations differs from what is depicted on site plan).
30. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
31. Additional comments may be forthcoming at the DRC meeting



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CASE COMMENTS:

Please provide a response to the following:

1. Fire command room must comply with FFPC 1 11.9.1 Needs to be on street side with a door. Not on the service drive.
2. FDC must be with-in 100 feet of fire hydrant.
3. Must comply with FBC 403.6.1 for fire service elevators.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Bldg. must comply with FBC section 403 for high-rise above 120 ft.
2. Bldg. must comply with FFPC 11.10 for BDA radio system.
3. Bldg. must comply with the codes adopted at time of submittal.



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CASE COMMENTS:

Please provide a response to the following:

1. On SW 1 AVE please continue the bulb outs in the off street parking, replicating as to the development to the north.
2. As to the Down town Master Street Tree shade tree species requirement please propose.
 - a. Andrews AVE.- Live Oak
 - b. SW 5 ST. - Bald Cypress
 - c. SW 1 AVE. - Bald CypressPlease propose an alternative location for the relocation of Live Oak tree now being proposed along SW 1 AVE.
3. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be within 12 feet of the travel lane and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
 - a. It appears that the amount of Street Trees proposed is less than that required.
4. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
 - a. Please look into proposing three (staggered height) individual single cane palms, installed as a cluster with each palm a maximum 5 feet apart at their base to frame the corner.
5. Please provide CU Structural Soil detail for the civil plans. It also appears that areas indicated for the CU Structural Soil on the Landscape plan will have to be adjusted demonstrating adequate coverage. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
6. Tree number 20 Live Oak tree with a 12 inch trunk diameter in 60 percent condition. Please have ISA Arborist look into relocating this tree as well as the two Specimen trees.

GENERAL COMMENTS

The following comments are for informational purposes.

7. Preparation work for relocation of the trees should start as soon as possible. ISA Arborist to prescribe requirements for relocation and follow up maintenance.



8. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order or certified cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

Please consider the following prior to submittal for Final DRC:

9. Please verify County approvals for Street Tree installation along Andrews AVE.

Please consider the following prior to submittal for Building Permit:

10. A separate sub-permit application for Tree Removal & Relocation and General Landscaping for site are required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
11. 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydro zones on planting plan, and include calculations in table.
12. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



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CASE COMMENTS:

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garage, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, storage rooms, maintenance rooms, loading dock areas, and common areas. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. Will there be any access control into the garage?
5. Consider how access will be controlled from bridge connecting points from residential and garage.
6. The residential lobby should be access controlled and provide a video call box for visitors.
7. Elevators should be access controlled if lobby is not locked.
8. The use of electronic access should be considered for all entrance doors/points.
9. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
10. All stairwells should egress only first floor.
11. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



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CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. **Civil plans shall be revised to show the City's stormwater inlet ID #s as identified in the map provided at the end of this report.** The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall respond to the following comments:

1. Please email CRBARRETT@FORTLAUDEEDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
2. Please include a topographic survey in the DRC set.
3. The edge of any City's existing stormwater assets (pipes, exfiltration trenches, structures, or other) shall be at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. Civil plans shall be revised as needed for SW 5 Street and SW 1 Ave.
4. Proposed C&G or other surface features in City ROW handling stormwater runoff & connecting to adjacent City's Drainage surface assets (such as other curbs, swales, etc) shall be shown with sufficient grade elevations and transitions details on civil plans to demonstrate that the proposed roadway improvements are not creating drainage puddles in City's roadways.
5. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

Prior to Issuance of Building Permit, the applicant shall address the following comments:

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes (Applicable if dewatering to City stormwater assets)

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - i. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.



- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.



- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

Dewatering Notes (Applicable if dewatering activities are anticipated)

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.

GENERAL COMMENTS

2. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems.



Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18067

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. All proposed steps must begin with in the property and outside of easements and the public right of way.
3. Ensure sidewalk is a minimum of 8 feet wide (preferably 10 feet) on **Andrews Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
4. Ensure sidewalk is a minimum of 7 feet wide on **SW 5th St** and **SW 1st Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
5. Back of sidewalk must begin on the proposed ultimate R/W easement dedication line.
6. Continue concrete sidewalk through the driveways.
7. Neither the city nor county will maintain proposed decorative pavers in the public right of way please remove the decorative pavers in the public right of way and replace with concrete.
8. Please remove the decorative pavers in the on street parallel parking spaces and replace with either porous pavers or asphalt.
9. Explore off site enhancements to improve connectivity between the north and the south side of the Tarpon River.
10. Explore a traffic signal warrant for the intersection of S Andrews Ave & 5th St.
11. Please show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
12. Thank you for proposing pedestrian lighting along the sidewalks.
13. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities.
14. Will valet parking be used on this site?
15. 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 and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with



streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. 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.

16. The city reserves the right to meter the on street parking stalls at any time.
17. All loading and unloading must be contained on site including postal delivery services.
18. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
19. Bicycle parking being proposed isn't sufficient. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards 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.
20. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
21. Consider installing electric car charging stations and add the total count to the site data table.
22. 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.
23. Additional comments may be provided upon further review.
24. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@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.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: R18067

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>). Provide acknowledgement and/or documentation of such 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 on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unified flex unit availability at the time of DRC approval, and remaining available unified flex units will be allocated at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from the Downtown RAC unit pool, such units shall be allocated first before the allocation of unified flex units. Note, the previously units allocated to DRC Case R16016 will be reallocated to this project and a new allocation will be done for the difference.
4. The proposed project requires a 30-day review period by the City Commission or approval by the City Commission if requested by City Commission. In the case of the latter, a separate application submittal will be required and the applicant will be responsible for all public notice requirements per ULDR, Section 47-27. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a presentation is planned i.e. *Power Point*, and that a the presentation be provided on a CD or flash drive for the City Clerk. Contact the project case planner for more information (954-828-5019).
5. This project is subject to School Concurrency Review. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide an updated School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
6. Pursuant to the ULDR, Section 47-25.2.P, this site is located in an area that the City has identified as an Archeologically Significant Zone. Based on archaeological site predictive modeling, an examination of historic aerial maps, as well as proximity to previously recorded archaeologist sites, the subject area is considered to have a moderate to high probability for the occurrence of potentially significant archaeological deposits. The applicant is required to perform a Cultural Resource Assessment Survey (also known as a Phase I Archaeological Survey) prior to the approval of any site and development plan or ground disturbance activities. The study shall meet the standards for archaeological investigation and reporting established in Chapter 1A-46 of the Florida Administrative Code and shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standard (36 CFR part 61 *as amended*). The study shall include subsurface testing and the investigation report shall include a determination of significance and effect on any identified archaeological or historical resources within the property as well as further recommendations. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and the Historic Preservation Board Liaison. If monitoring is required, the applicant must also provide a letter of agreement with the



archaeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Board Liaison, at 954-828-7101 or at tlogan@fortlauderdale.gov.

7. There are numerous items missing and not identified or labeled in the site plan submittal such as dimensions in the parking garage, location of overhead power lines, materials not identified on elevations, inconsistencies between the renderings and elevations, etc.; this is not an inclusive list and therefore, the applicant needs to conduct a thorough quality control review prior for resubmittal of plans.
8. The 14-foot alley needs to be vacated to provide consistency with the previous vacation to the north and provide for a fully vacated alley. Additional right-of-way will not be accepted by the City, as depicted on the site plan.
9. Update the following items:
 - a. Project narrative to include written responses on how the project meets the intent and design guidelines in the Downtown Master Plan (DMP) and where applicable, the New River Master Plan (NRMP);
 - b. Provide a new Water Sewer Capacity Letter;
 - c. Traffic Study; and
 - d. Plat Verification Letter.
10. The project does not meet certain DMP intents and guidelines, which are identified on the attached Design Review Team (DRT) checklist. Staff has provided overall comments below under each design guideline category.
 - Principles of Street Design
 - a. Adjust the streetscape design to reflect the Andrews Avenue cross section by having a consistent design for the location of street trees and sidewalk (also see New River Master Plan comments);
 - b. Revise the street tree design to include palms at the intersection of SW 5th Street and Andrews Avenue;
 - c. Indicate distance between street trees;
 - d. Label curb radius on site plan to a preferred maximum of 15 feet; 20 feet for major arterials; and
 - e. According to the survey, there are overhead power lines along SW 5th Street which are not depicted on the site plan sheets and staff is unclear how the applicant is addressing this issue.
 - Principles of Building Design
 - f. Indicate building setback on the building elevations (also see NRMP);
 - g. Indicate the building length on the site plan;
 - h. Provide tower floorplate on each building floor plan sheet; note maximum floorplate size is 12,500 square feet;
 - i. Provide for a main building entrance facing the street;
 - j. Locate door entrances to retail and active spaces on the ground level;
 - k. Provide pedestrian shade devices a minimum of 5 feet along Andrews Avenue;
 - l. Indicate tower separation with Phase I on tower floor plans; and
 - m. Provide cross sections that indicate transition from grade to ground floor.
 - Quality of Architecture
 - n. Revise the tower top by increasing the visual interest of the design, providing skyline drama, and better expression of the overall project design with varying angles, creative and innovative building illumination;



storage are two different things serving different functions. The current location is within the parking garage and it is unclear where the access is location and how the space will function;

- d. Provide bike storage with air pumps for residents. Send email to Benjamin Restrepo at brestrepo@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
18. Ensure the site plan package contains adequate amount of detail drawings and cross sections to demonstrate compliance with the design requirements outlined in the DMP and comments provided herein.
 19. Provide breakdown of parking calculations by use including parking ratio in the site data. Clarify if guest parking is being provided. Include the number of bike parking spaces for the project and ratio in determine such.
 20. Provide the following changes on site plan and tower design:
 - a. Identify all features on the site plan such as landscaped areas, planters, doors, water features, etc.; and
 - b. Relocate the bike storage adjacent to residential lobby access or along street frontage and provide transparency for the bike storage area as a mean to promote bike usage. Applicant should evaluate increasing the bike storage area based on demand.
 21. As a project in the Downtown RAC, indicate how the project will assist the City in addressing affordable housing needs and requirements for the Downtown RAC land use.
 22. Coordinate with the representative for Transportation and Mobility ("TAM") Department regarding plans for addressing mobility within the area, necessary project mitigation, and whether the project is located along a planned bike network;
 23. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
 24. 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.
 25. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

26. Provide a written response to all DRC and DRT comments within 180 days.



27. 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 locations receive approval from the Building Service Department's DRC Representative.
28. Additional comments may be forthcoming at the DRC meeting.

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

Case Number:	DRT18009	Zoning District:	RAC-CC
Project Name:	New River Yacht Club III	Character Area:	Downtown Core
Project Address:	416 SW 1 Ave	Date of Review:	9/28/2018

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: 5 feet; next to travel lane: 4 feet).				√
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 -22 feet; Shade trees - 30 feet.				√
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet.	√			
S9	Encourage shade trees along streets, palm trees to mark intersections.		√		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			√	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.				√
S12	Discourage curb cuts on "primary" streets.	√			
S13	Encourage reduced lane widths on all streets.				√
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			√	
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 right-of-way conditions.	√			

CITY OF FORT LAUDERDALE DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number: DRT18009 **Zoning District:** RAC-CC
Project Name: New River Yacht Club III **Character Area:** Retail Entertainment District
Project Address: 416 SW 1 AVE **Date of Review:** 9/28/18

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.		✓		
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				✓	
SW 7 th . / 4 th . Avenue				✓	
FEC Railway South of the River				✓	

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			√	
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			√	
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			√	

BUILDING DESIGN GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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			√	

S16	Bury all power lines in the Downtown Area.		√		
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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).				√
B4	Framing the street: encourage maximum building 'streetwall' length of 300 feet.	√			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).				√
B6	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	√			
B7	Where towers are located on streets < or = 60 feet, 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.	√			
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.	√			
B10	Encourage main pedestrian entrance to face street.		√		
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.				√
B12	Encourage pedestrian shading devices of various types.		√		
B13	Encourage balconies and bay windows to animate residential building facades.	√			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character	√			

	Area).				
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.				√
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			√	
B17	Discourage development above right-of-way (air rights).			√	
B18	Mitigate light pollution.				√
B19	Mitigate noise pollution.				√
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 feet (abutting property owners can coordinate tower placement as long as maintain 60 feet clearance).				√
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			√	
B22	Residential: Encourage minimum ground floor elevation of 2 feet 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).	√			

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.		√		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			√	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.				√
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.	√			
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway				√

	corridors oriented toward prevailing winds; energy efficient glazing; above ground 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.				√
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.		√		

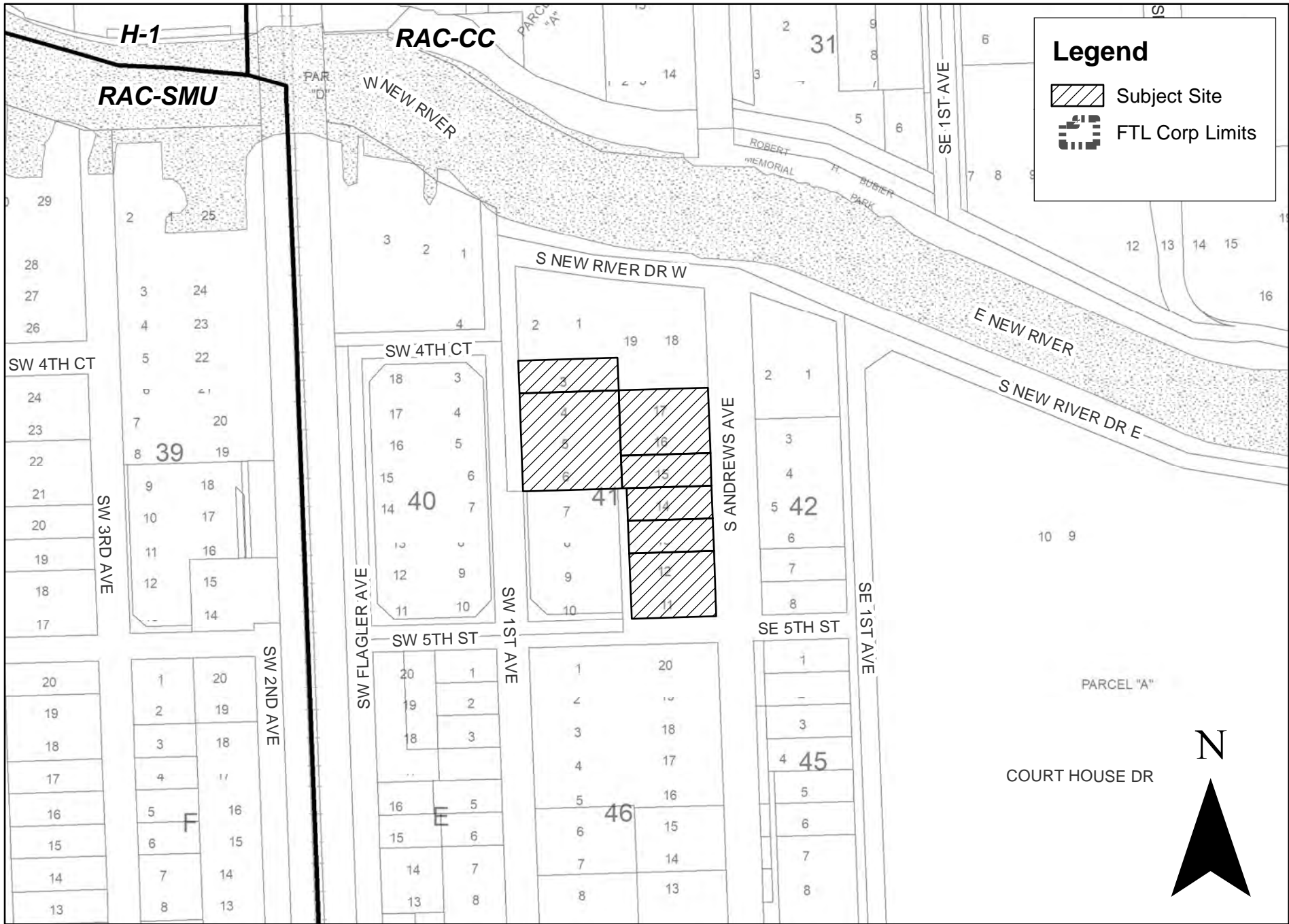
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	√			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.		√		
SF3	Encourage durable materials for ground floor retail and cultural uses.		√		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.				√
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 foot 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
<i>Downtown Core</i>					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.	√			
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.				√
Tower guidelines: <i>Non-residential:</i> preferred 32,000 Gross Square Foot 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.				
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 ULDR Section. 47-13, Land Development Regulations.)	√			
T3	Encourage pedestrian connections to transit stops and bike parking.				√
T4	Encourage bike connections to transit stops and bike parking.				√
T5	Parking consistent with TOD Principles.				√
	Encourage structured parking with screening or liner building if parking provided.	√			
	Surface parking should be configured into smaller lots rather than one large lot.			√	
	Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.			√	
	Parking should not face onto plaza or park space of any transit station.			√	

	Include parking for mopeds, scooters, motorcycles, and other similar vehicles.		√		
T6	Incorporate Transportation Demand Management (TDM).			√	
	Encourage carpooling or vanpooling.			√	
	Encourage car or bike sharing.				√
	Offer flexible hours.			√	
	Provide shared parking.				√
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Section 47-20, Land Development Regulations.)			√	
T8	Encourage green buildings, green site design and green infrastructure.				√
T9	Create attractive, active and safe multimodal systems.				√
COMMENTS					
1					
2					
3					



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