



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 22, 2019

APPLICANT: Lauderdale 629, LLC.

PROJECT NAME: 629 Residences

CASE NUMBER: R19002

REQUEST: Site Plan Level II Review: 249 Multifamily Residential Units and 1,300 Square Feet Retail Use in Downtown

LOCATION: 629 SE 5th Avenue

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

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

CASE PLANNER: Randall Robinson



Case Number: R19002

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Provide plans for a compliant Sprinkler system for the project.
- 3) Provide Fair Housing Requirements
- 4) Provide air for enclosed or open parking in the building per Chapter 4 FBC, 2017

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: R19002

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

- a. Provide 5' permanent Right-of-Way Easement along east side of SE 4th Avenue and along west side of SE 5th Ave, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along east side of SE 4th Avenue and along west side of SE 5th Ave 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 or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- c. 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 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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/development-review-committee-service-dema>
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). Sufficient information must be provided on survey in order to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties. Ensure survey depicts all information requested above as well as any information beyond limits of property that maybe required for coordination between existing and proposed improvements adjacent to the site.
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc. If utilities are being relocated depict on plan where they are being relocated to (i.e. power/light poles along SE 5th Ave, catch basins on SE 4th Ave and SE 5th Ave). Clarify if overhead utilities along SE 5th Ave are being relocated or undergrounded.



4. Provide and label typical roadway cross-sections for the proposed development side of SE 4th Ave and SE 5th Ave: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
5. Discuss proposed street section on SE 4th Ave with TAM. The proposed section does not appear to be coordinated with existing dual left turn lane. Depict existing and proposed pavement markings on site plan accordingly for coordination with proposed improvements.
6. It appears a "drop off" area is being proposed within the right of way along SE 5th Ave. Drop off areas proposed to serve the development shall be accommodated on site, not within the right of way. Revise plans accordingly.
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 and alleys (10' measured from intersection point of pavement edges). 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 (i.e. driveway directly north of this property on SE 4th Ave and directly north/ south on SE 5th Ave).
8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along SE 4th Ave and SE 5th Ave; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and utility easement boundaries 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.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks and easements if any building overhang is proposed. Identify what appears to be proposed building overhang shown to encroach within the adjacent public Right-of-Way/ and right of way easement on SE 5th Ave. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions.

9. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ 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.
10. Coordinate proposed sidewalk transition/ connection to existing sidewalks north of proposed development on both SE 5th Ave and SE 4th Ave.
11. Revised proposed outdoor seating on SE 5th Ave so it does not conflict with required pedestrian clear path/ sidewalk easement.
12. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across proposed SE 5th Ave and SE 4th Ave driveway access points. Clarify the roadway drainage design intent. If the intent to determine whether driveway should be designed per FDOT's 'Curbed Roadway



– Flared Turnouts' standard detail (Index 515 – Sheet No. 2) or per City available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524>.

13. Sheet A3.04 – Floor plan level 5: Provide dimensions on parking stalls and driveways located at the northwest corner of garage in coordination with proposed columns. Ensure min. 12' is provided on both sides of driveways where column is proposed and 8'8" min. width is provided on proposed parking stalls in conflict with columns.
14. Conceptual Water and Sewer Plan:
 - a. Proposed bike rack appears to be in conflict with 10'x15' utility easement.
 - b. No 90 degrees bends allowed within water services leading to the proposed meter.
 - c. All sanitary sewer laterals clean outs shall be installed per City standards.
 - d. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.
15. 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.
16. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate) and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. 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.
17. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
18. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
19. 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.
20. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality 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).

21. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. EOR to investigate existing stormwater infrastructure along SE 58th Ave (not depicted on plans or City GIS). 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). 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. Demonstrate on plans separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
22. 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.
23. 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 dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

24. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of 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.
25. 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, concrete and other specialty sidewalk, landscaping, irrigation, lighting, 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.
26. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
27. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R19002

CASE COMMENTS:

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This includes limited sod areas, native plant requirements, hydrozone planting requirements, street tree requirements, irrigation limitations, etc. Please see MuniCode for updated ordinance https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nod=UNLADERE_CH47UNLADERE_ARTIIIIDERE_S47-21LATRPRRE
2. Within the RAC district as per the Downtown Master Plan, newly planted shade tree street trees should be 20-22 feet tall; 8 feet spread, 6 feet clearance and 5-6 inch trunk caliper 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.
 - a. Please provide additional street trees between bulb outs along SE 4 AVE.
 - b. Please provide street trees along SE 5 AVE as per the Downtown Master Plan.
3. 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. CU Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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.

 - a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the CU Structural Soil.
 - b. Please provide drain or report.
4. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
5. Illustrate and label the horizontal clearance from tree trunk to edge of underground utilities on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms. Provide a cross section detail to illustrate this clearance.
6. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.



7. Lighting fixtures with an overall height of more than ten (10) feet shall be located a minimum of fifteen (15) feet away from shade trees - as per ULDR Section 47-21.12. Confirm with civil, and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
8. Neighboring Owner approval required for trees proposed for removal that originate from this site and a neighboring property or originates totally from a neighboring site. Letter of approval from neighboring property Owner is to be signed and notarized as to gaining access on to their property for work to take place.
9. Relocation of large, desirable trees;
 - a. Please have the certified ISA Arborist evaluate the trees on site for relocation rather than just remove. 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, certified check or 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.
 - b. Please have Arborist prescribe actions to take place for the relocation of trees.
 - c. No permit is required for preparation of trees for relocation and should start as soon as possible.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, General Landscaping and GLandscape (landscape in the Right Of Way) for the site is required at time of Building master permit review submittal. The Landscape and Tree permit application documents differ from the Broward County standard applications.
2. 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.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



CITY OF
FORT LAUDERDALE

DRC Comment Report: LANDSCAPE

Member: Karl David Lauridsen

klauridsen@fortlauderdale.gov

954-828-6071



Case Number: R19002

CASE COMMENTS:

Please provide a response to the following:

Comments may be forthcoming.



Case Number: R19002

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 note that private stormwater infrastructure (drainage pipes, wells, or basins,), or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way (ROW) or City drainage easements. Please remove any proposed stormwater systems, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
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.
4. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.
5. 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. This evaluation shall be done to the extent of the City ROW affected by the proposed ROW improvements.

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)
2. 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.

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: R19002

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 it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be per the City's residential routing schedule.
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
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. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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 it is Pre or Final DRC.
 - 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 smccutcheon@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:

1. None



Case Number: R19002

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 once all documents and fees are received.
2. Is the two way left turn lane on SE 4th Ave being proposed to be removed? Please provide a cross section of the proposed condition from the western right of way line of SE 4th Ave to the proposed building side on the east side of SE 4th Ave.
3. Develop and present a signing and pavement marking plan of SE 4th Ave from SE 5th St to SE 6th St to accommodate the proposed removal of the existing two way left turn lane.
4. All proposed steps must begin within the property and outside of easements and the public right of way.
5. Ensure sidewalk is a minimum of 7 feet wide on **SE 4th Ave & SE 5th 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.
6. Remove the “Drop-Off” designation from on street parking stalls on SE 5th Ave. Align the three northern most parking stalls on SE 5th Ave with the southern stall on SE 5th Ave.
7. Remove the proposed decorative pavers from on street parking stalls and replace with asphalt or porous pavers.
8. All loading and unloading must be contained on site including postal delivery services, and rideshare pick up and drop off.
9. The city reserves the right to meter on street parking stalls in the public right of way at any time.
10. Back of sidewalk must begin on the proposed ultimate right of way/easement dedication line.
11. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
12. 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.
13. 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.

14. Bicycle parking is needed. 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.
15. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
16. 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.
17. Additional comments may be provided upon further review.
18. 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: R19002

CASE COMMENTS:

Please provide a response to the following:

GENERAL COMMENTS

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 listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Downtown Regional Activity Center (D-RAC) 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. 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.
4. Please contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division tturner@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
5. Development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. In the event RAC units are not available, an applicant may request flex units or in the event there are insufficient number of RAC units to allocate to an entire project, the unit allocation may be divided between RAC units and flex units. Staff will advise the applicant on the status of unit allocation during the DRC approval process.
6. As this application requests dwelling units in the D-RAC, the proposed project requires a 30-day request for review period by the City Commission. A separate submittal and application is required for City Commission 30-day request for review and, should the Commission call up the application, 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). Please note units will be allocated to pending projects based on order of project approval.
7. Provide the following changes on site plan:
 - a. Indicate transition between new and existing sidewalks;
 - b. Provide 7' wide minimum clear path on sidewalks. Clear path shall not include tree grates;
 - c. Internalize vehicular drop-off;



- d. Provide shade trees 30' on center on both street frontages. Palms may be used in addition to, but not instead of, shade trees;
 - e. Provide tower floor plate size(s) and tower setback dimensions on site data table.
8. Provide the following changes on elevations:
- a. High quality materials are encouraged for the entire building, with special emphasis on detailing and durability for the first 2 floors;
 - b. As structured parking will be exposed to the street, exceptionally creative solutions should be explored;
 - c. In order to provide effective articulation, assure that there is sufficient horizontal distance ($\geq 6'$) between planes depicted on parking podium facades;
 - d. Provide detailed elevation and section of rooftop mechanical screening.
9. Provide eye-level perspectives from north and south from across SE 4th Avenue and SE 5th Avenue.
10. Accurately depict cladding materials in perspectives.
11. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Provide bicycle parking for 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;
 - b. Provide bicycle storage lockers for residents, preferably in a room with natural light; and,
 - c. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at brestrepo@fortlauderdale.gov.
12. Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. As there appear to be enclosed rooms on the roof, please describe in detail the proposed use of the roof and if access is intended now or in the future.
13. 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. For instance, consider a green sustainable roof, as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space.
14. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate pedestrian lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.



15. This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. 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 a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
16. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.

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 Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
18. 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.
19. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

20. 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 Services Division's DRC Representative.

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

Case Number:	DRT 19001	Zoning District:	RAC-CC
Project Name:	629 Residences	Character Area:	Downtown Core
Project Address:	629 SE 5 th Avenue	Date of Review:	1-2-19

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. Follow Local Street Section. Bulb-outs are not required.		√		
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Consult with Transportation and Mobility (TAM).				√
S5 Maximize street trees on all Downtown Streets. Provide shade trees 30' on center as per Local Street Section.		√		
S6 Encourage location of primary row of street trees between sidewalk and street. Site trees per Local Street Section.		√		
S7 Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet. Provide shade trees 30' on center as per Local Street Section.		√		
S8 Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet. Provide 12' vertical clearance for shade trees.				√
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. Provide radii dimensions.				√
S12 Discourage curb cuts on “primary” streets. Where possible, reduce driveway width to minimum permitted.		√		
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. On SE 4th Avenue street section, clarify dimensions of component parts. A minimum 7'-wide sidewalk clear path, exclusive of tree grates, is required.				√

S16 Bury all power lines in the Downtown Area. Provide documentation of intent from utilities.				√
--	--	--	--	---

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). On SE 4th Avenue street section, clarify dimensions of component parts.				√
B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. Useable pedestrian space is at a premium in the downtown. Discuss use of proposed landscaped strip fronting SE 4th Avenue.				√
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. While setbacks are not required in Downtown Core, some sort of appreciable relief along pedestal top at east façade should be explored.				√
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. In order to provide continuous active space along SE 4th Avenue, switch out west parking spaces with desirable amenity uses such as fitness and/or naturally lit bike storage with direct street access.	SE 5 th Ave: √	SE 4 th Ave: √		
In order to suggest a sense of eyes-on-the-street along the entire SE 4th Avenue frontage, provide punctures with translucent glass, locations and sizes t.b.d. by architect, at FPL vault and generator room.				
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. In order to provide continuous active space along SE 4th Avenue, switch		√		

<p>out west parking spaces with desirable amenity uses such as fitness and/or naturally lit bike storage with direct street access.</p> <p>In order to suggest a sense of eyes-on-the-street along the entire SE 4th Avenue frontage, provide punctures with translucent glass, locations and sizes t.b.d. by architect, at FPL vault and generator room.</p>				
<p>B12 Encourage pedestrian shading devices of various types.</p> <p>In order to reinforce human scale and articulation at ground level, consider unifying canopies into a continuous cantilever of varying depths.</p>	√			
<p>B13 Encourage balconies and bay windows to animate residential building facades.</p>	√			
<p>B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).</p>			√	
<p>B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.</p> <p>In order to provide continuous active space along SE 4th Avenue, switch out west parking spaces with desirable amenity uses such as fitness and/or naturally lit bike storage with direct street access.</p> <p>In order to suggest a sense of eyes-on-the-street along the entire SE 4th Avenue frontage, provide punctures with translucent glass, locations and sizes t.b.d. by architect, at FPL vault and generator room.</p> <p>In order to reinforce human scale and articulation at ground level, consider unifying canopies into a continuous cantilever of varying depths.</p>		√		
<p>B16 Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.</p>			√	
<p>B17 Discourage development above right-of-way (air rights).</p>			√	
<p>B18 Mitigate light pollution.</p> <p>Through effective screening and/or fixture detail, insure that garage lighting will not be visible from surrounding streets.</p>				√
<p>B19 Mitigate noise pollution.</p>			√	
<p>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).</p>	√			
<p>B21 Vertical open space between multiple towers on a single development site: no less than 60 feet apart.</p>			√	
<p>B22 Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.</p>			√	
<p>B23 Avoid drive thrus in the wrong places.</p>			√	
<p>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</p>	√			

(environmental benefits).				
---------------------------	--	--	--	--

QUALITY OF ARCHITECTURE	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
<p>Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.</p> <p>Buildings with tower elements should be designed to contribute to the overall skyline composition of Fort Lauderdale. Views of the skyline from various angles and locations should be studied in skyline renderings.</p> <p>Note that building will be a prominent feature on the skyline for some time to come and that buildings with special prominence in key locations should have architectural/sculptural elements designed to be seen from the appropriate distances.</p>		√		
<p>Q2 Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.</p>			√	
<p>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.</p> <p>Label surface materials, inclusive of balcony railings and any screening materials, for entire elevations.</p>				√
<p>Q4 Respect for Historic Buildings.</p>			√	
<p>Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.</p> <p>Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.</p> <p>Note garage screening solutions at 100 Las Olas and RD Las Olas.</p>		√		
<p>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.</p>	√			
<p>Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.</p> <p>Façade articulation shall be of sufficient depth so as to be appreciated for significant distance and shall be reflected on plans.</p>				√
<p>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.</p>	√			

STORE FRONTS	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
<p>SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.</p>			√	
<p>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.</p>			√	

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. In order to provide continuous active space along SE 4th Avenue, switch out west parking spaces with desirable amenity uses such as fitness and/or naturally lit bike storage with direct street access. In order to suggest a sense of eyes-on-the-street along the entire SE 4th Avenue frontage, provide punctures with translucent glass, locations and sizes t.b.d. by architect, at FPL vault and generator room.		√		
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth). In order to reinforce human scale and articulation at ground level, consider unifying canopies into a continuous cantilever of varying depths.				√
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			√	
SF8	Encourage well-designed night lighting solutions. Provide nighttime rendered perspectives.				√

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.	√			
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.				√	

Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max. Residential: 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: Non-residential: 8 floors max with a min 12ft stepback on portion over 6 floors; preferred 16,000 GSF floorplate max. Residential: 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. Consult with Transportation and Mobility (TAM).				√
T4 Encourage bike connections to transit stops and bike parking. Consult with Transportation and Mobility (TAM).				√
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. Consider installation of a B-cycle bike share station as an amenity for residents and visitors.				√
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.			√	

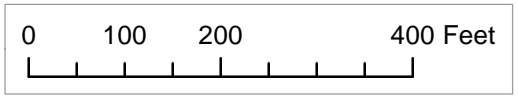
COMMENTS

1 Rendered perspectives and rendered elevations should be coordinated to consistently and accurately depict surface materials and details.
2
3



Legend

-  Subject Site
-  FTL Corp Limits



R19002

Graphic Scale