



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 9, 2019

CASE: R19022

REQUEST: Site Plan Level II Review: 300 Multifamily Units and 9,033 Square Feet Commercial Use in Downtown Regional Activity Center

APPLICANT: W-Crocker Fin Place; Owner VIII, LLC.

PROJECT NAME: One Financial Plaza Phase III

GENERAL LOCATION: 100 SE 3rd Avenue

COMMISSION DISTRICT: 4 - Ben Sorensen

CIVIC ASSOCIATION: Downtown Fort Lauderdale Civic Association

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

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

CASE PLANNER: Randall Robinson



Case Number: R19022

CASE COMMENTS:

1. Provide the FBC Building Type designation on the plans.
2. Indicate Code compliant Sprinkler System.
3. Indicate Fair Housing Requirements.
4. Provide air quality requirements for the Parking Garage areas under FBC 406.5 for open ventilation or FBC 406.6 for enclosed provisions.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

5. 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.
6. 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.
7. 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:

8. 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: R19022

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide or verify if there is 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northwest corner of property (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- b. Provide permanent Sidewalk Easement as appropriate along south side of East Broward Boulevard to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along east side of SE 3rd Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along north side of SE 3rd Avenue 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.
- e. 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 Planning 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.
2. 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.
3. Sheet A301, North and East elevations show a portion of the building within a 5' drainage easement. Proposed structures shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage,



requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.

4. There is existing storm drain infrastructure within the property on the Northwest corner of the property. Coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of removal or relocation.
5. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
6. Proposed required on-site improvements (i.e. building terrace, building foundation, building overhang, etc.) shall not be constructed within existing or proposed FDOT or Broward County right of way/ dedications/ easements. If encroachments are proposed, provide correspondence from FDOT and the county indicating the same is allowed
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
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 on SE 3rd Ave.
9. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
10. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to south property boundary.
11. Discuss status of existing parking and utility agreement with adjacent property owner that apparently allows vehicular access to existing parking garage.
12. 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. 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, are subject to the sight visibility requirements of those jurisdictions.
13. Existing 3rd Avenue roadway approach to State Road 842 / Broward Boulevard: Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
14. Provide and label typical roadway cross-sections for the proposed development side of State Road 842 / Broward Boulevard, SE 3rd Avenue, and SE 2nd Street; at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.



15. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
16. Depict existing sidewalk adjacent to the development and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
17. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for SE 2nd Street driveway access points (i.e. Parking Garage, Loading Zone, etc.).
18. Verify if only 1 Type II loading zone is required as shown on plan. 8 Type II loading zones are required per Site Plan Data Table.
19. For all levels in 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 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
20. 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.
21. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
22. 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.
23. 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.
24. 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.

25. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
26. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

REVIEWED BY Public Works (Thomas Lawrence, 954-828-6126):

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/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. Please email CRBARRETT@FORTLAUDERDALE.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).
3. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict). Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards.
4. 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.
5. Conceptual Paving, Grading, and Drainage Plan:
 - a. 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, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), 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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.

- b. 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. 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). 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. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
 - c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,) Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, 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.
6. 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 (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.
 7. 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.
 8. Exfiltration Trenches:
 - a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
 9. 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. Provide correspondence and depict information on plans accordingly.
 10. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. 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. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

11. 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 or waterways, 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). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
12. 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.
13. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. 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. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP:

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)

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.

14. Please be advised dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.
15. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
16. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Fire command door must be located to an outside wall and have a door leading to the outside.
4. Existing bldg. must have exits maintained.
5. New and existing bldg. fire separation is required.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. N/A

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.
2. BDA radio system must be installed.

Case Number: R19022

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 basically means that 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. Plant material species must be minimum 50% Florida Friendly Landscaping. 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. Illustrate hydro zones on planting plan, and include calculations in table.
2. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

3. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall.
 - a. Please look into proposing larger street trees.
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 in single cane clusters to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space.
 - a. The Department is aware of the County will not allowing a cluster of single cane palms at the corners of a street and a street within their jurisdiction. The single Royal palms proposed along East Broward BLVD. and along SE 3 AVE. are acceptable as is the single Royal proposed along SE 3 AVE. adjacent to SE 2 ST. Where the Royal palm is located on SE 2 ST please propose one additional single cane Royal palm of a staggered height adjacent to the Royal palm already proposed.
5. Sec. 47-21.12. - Landscape requirements for vehicular use areas.
 - a. The first 50% of the code required trees for the VUA is to be in shade trees. Please propose shade trees in place of palm trees at the drop off area to fulfill this VUA code requirement and provide additional shade for the public realm.
6. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA



Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.

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, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not this DRC at time of submittal.
2. 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
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (Landscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
5. 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 (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



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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. Consider how separation of parking (guests, visitors, retail visitors, employees) will be handled to keep unwanted pedestrian activity from entering restricted/private areas.
5. The residential lobby should be access controlled and provide a video call box for visitors.
6. Elevators should be access controlled if lobby is not locked.
7. The use of electronic access should be considered for all entrance doors/points into residential areas and their common areas.
8. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
9. All stairwells should egress only first floor.
10. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
11. Consider pre-wiring retail spaces and office areas for an alarm system

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:

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: 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.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Service Days shall be per the City's residential routing schedule.
7. 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).
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: R19022

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. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Proposed drive way on SE 3rd Ave conflicts with existing mid-block crossing, please re arrange the drive way to not create a conflict.
3. Reach out to Broward County for acceptance of the proposed driveways on SE 3rd Ave.
4. The driveways will need to be designed for right in right out movements only.
5. Will there be a valet operation on this site?
6. All elevation changes must begin within the property line and not within public right of way or public access easements.
7. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
8. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
9. 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 for each driveway.
10. 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.
11. 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.
12. 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.



13. Additional comments may be provided upon further review.

14. 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: R19022

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 Downtown RAC, the proposed project is subject to 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. 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. Align north façade fronting Broward Boulevard with north façade of parking garage, in order to create a continuous public realm that does not dead end into a wall, with consistent design and landscape improvements which may incorporate seating elements, passive and active uses, etc.



- along the entire Broward Boulevard frontage (refer to photo examples provided at the end of this report);
- b. The northwest corner of the building, at Broward Blvd. and 3rd Avenue, should be designed in a way that gives prominence to this intersection and helps define the edges of the streetscape;
 - c. Raise the height level of the corner space and recess it back to provide more corner presence for the building and a grander openness that contributes to an exceptional public realm; Create a more substantial open space/plaza in place of proposed dog park;
 - d. Incorporate more significant retail/commercial space at the ground floors along the streetscapes and incorporate sufficient depth to ensure the future success and viability of the spaces
 - e. Provide 7-foot-wide minimum clear path on SE 3rd Avenue and 2nd Street sidewalks. Clear path shall not include tree grates; and,
 - f. Line motor court with active, welcoming uses, add tree canopy over the space to make it appear as a plaza, instead of concentrating back-of-house spaces there;
8. Provide the following changes on elevations:
- a. Raise the height level of the corner space and recess it back to provide more corner presence of the building and a grander openness that contributes to an exceptional public realm space at this significant downtown core intersection (refer to photo examples provided at the end of this report);
 - b. High quality materials are encouraged for the entire building, with special emphasis on detailing and durability for the first 2 floors. Provide details and specification of materials on plans;
 - c. As One Financial Plaza employed the highest architectural expression of its time, so too should any major addition to it. The expansion should be complementary to the original architecture and integrate to the contextual character of the area;
 - d. Significantly greater volume of space and use of glass, both horizontally and vertically, is required at the monumental intersection of Broward Boulevard and SE 3rd Avenue; and,
 - e. To create a more engaging street presence, consider multi-level storefront displays along at all three principal intersections.
9. Accurately depict cladding materials in perspectives.
10. 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.
11. 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.



12. 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.
13. 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.
14. 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.
15. 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 Section 47-38A, Park Impact Fees.

GENERAL COMMENTS

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

16. All construction activity must comply with Section 24-11, Construction sites. Contact Frank Rabinowitz, Structural Plans Examiner (954-828-5237) to obtain his signature on the final DRC plans.
17. 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.
18. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

19. 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.



Photo examples

Continuous Public Realm Design Elements:





Strong Corner Presence at Main Street Intersection in Central Business District / Downtown Core:





Quality Materials and Architectural Treatments



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

Case Number:	DRT 19006	Zoning District:	RAC-CC
Project Name:	Fairfield Residential at One Financial Plaza	Character Area:	Downtown Core
Project Address:	100 SE 3 rd Avenue	Date of Review:	3-15-19

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. <i>Follow Local Street Section. Bulb-outs are not required.</i>	√			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). <i>Consult with Transportation and Mobility (TAM).</i>				√
S5	Maximize street trees on all Downtown Streets. <i>Provide correspondence from Broward County regarding permissibility of shade trees in the Right-of-way.</i>				√
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. <i>Provide typical horizontal dimensions on landscape plan.</i>				√
S9	Encourage shade trees along streets, palm trees to mark intersections. <i>Provide palms at corners in groups of singles. Number and species may vary by space available.</i>	√			
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. <i>Provide radii dimensions on Ground Level Plan.</i>				√
S12	Discourage curb cuts on "primary" streets. <i>Ensure curb cuts and turning radii at motor court are narrowest smallest permissible.</i>	√			
S13	Encourage reduced lane widths on all streets. <i>Lane widths on SE 3rd Avenue should be narrowest permitted by Broward County.</i>				√
S14	Encourage reduced design speeds on all RAC streets (15 – 40 mph). <i>Lane widths on SE 3rd Avenue should be narrowest permitted by Broward County.</i>				√
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. <i>Per street sections in DMP, dimension width of sidewalk clear path on 2nd Street and 3rd Avenue.</i>				
S16 Bury all power lines in the Downtown Area. <i>Provide documentation of intent from utilities.</i>				√

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. Near-term and long-term activation of Broward Blvd. frontage is required. Near term may include 'light,' open, uses such as pop up business(es). Long term conceptual plan should include insertion of habitable space into ground floor of parking garage. In order maximize the existing open space fronting Broward Boulevard, it is encouraged that the north frontage of the proposed building align with the north façade of the garage in order to allow the creation of a significant, positive open space more appropriate to the monumentality of Broward Blvd. in the Downtown Core.	SE 2 nd Street √	Broward Blvd. √		
	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	<p>Maximize active uses and 'extroverted' ground floors with retail in strategic locations.</p> <p>Along 3rd Avenue and 2nd Street, provide effective shading devices and/or shade trees such that continuous shade, appropriate for a shopping street, is provided.</p> <p>Near-term and long-term activation of Broward Blvd. frontage is required. Near term may include 'light,' open, uses such as pop-up business(es). Long term conceptual plan should include insertion of habitable space into ground floor of parking garage.</p> <p>In order maximize the existing open space fronting Broward Boulevard, it is encouraged that the north frontage of the proposed building align with the north façade of the garage in order to allow the creation of a significant, positive open space more appropriate to the monumentality of Broward Blvd. in the Downtown Core.</p> <p>Line motor court with active, welcoming uses instead of concentrating back-of-house spaces there.</p>		√		
B12	Encourage pedestrian shading devices of various types. Indicate shading devices on sections and dimension.				√
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	<p>High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.</p> <p>Near-term and long-term activation of Broward Blvd. frontage is required. Near term may include 'light,' open, uses such as pop up business(es). Long term conceptual plan should include insertion of habitable space into ground floor of parking garage.</p> <p>In order maximize the existing open space fronting Broward Boulevard, it is encouraged that the north frontage of the proposed building align with the north façade of the garage in order to allow the creation of a significant, positive open space more appropriate to the monumentality of Broward Blvd. in the Downtown Core.</p> <p>Line motor court with active, welcoming uses instead of concentrating back-of-house spaces there.</p>		√		
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. Through effective screening and/or fixture shield detail, insure that garage lighting will not be visible from surrounding streets.				√
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). While extensive roof area will cause significant heat gain and high visibility from surrounding towers; it permits ample room for green roof amenity space an aesthetically-pleasing terracing. Roof design should include some sort of shielding, such as trellises or solar panels, on top decks of parking garages.			√	

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. "Buildings with special prominence in key locations should have architectural/sculptural elements designed to be seen from the appropriate distances."		√		
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. Broward Boulevard and SE 3rd Avenue are arguably the most prominent streets in the Downtown Core, whose street walls should therefore be clad in the highest quality materials. A survey of nearby buildings provides an extensive catalog of appropriate materials. Fairfield Residential at One Financial Plaza should rise to its context.				√
Q4	Respect for Historic Buildings. While One Financial Plaza (originally the Landmark Bank Building) is not historically-designated, as the first modern skyscraper of Fort Lauderdale's new downtown in 1972, it unquestionably holds a special place in the lore of greater Fort Lauderdale. Seen for miles around for years after it was built, It embodied the city's lofty aspiration of a achieving a modern, inviting downtown and therefore employed the highest architectural expression of it time.			√	



It is therefore incumbent upon Fairfield Residential at One Financial Plaza to rise to a high architectural expression of its own time that compliments and/or foils the neo formalism of the tower.

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

While the parking garage levels fronting Broward Blvd. are well-camouflaged, active ground floor place on the city's 'main street' is sorely-lacking.

Near-term and long-term activation of Broward Blvd. frontage is required. Near term may include 'light,' open, uses such as pop up business(es). Long term conceptual plan should include insertion of habitable space into ground floor of parking garage.

In order maximize the existing open space fronting Broward Boulevard, it is encouraged that the north frontage of the proposed building align with the north façade of the garage in order to allow the creation of a significant, positive open space more appropriate to the monumentality of Broward Blvd. in the Downtown Core.

✓

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.

Use of extensive roof area for natural insulation/and or amenity purposes is highly encouraged.

✓

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

The level of creativity applied to façade compositions may be appropriate in other parts of the downtown, however it is not appropriate in Downtown Core.

✓

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

The intersection of Broward Boulevard and 3rd Avenue, one of the most prominent in the entire city, requires "Original, Self-Confident Design," and while it is not displayed here, the architect has proven himself capable.

✓

STORE FRONTS	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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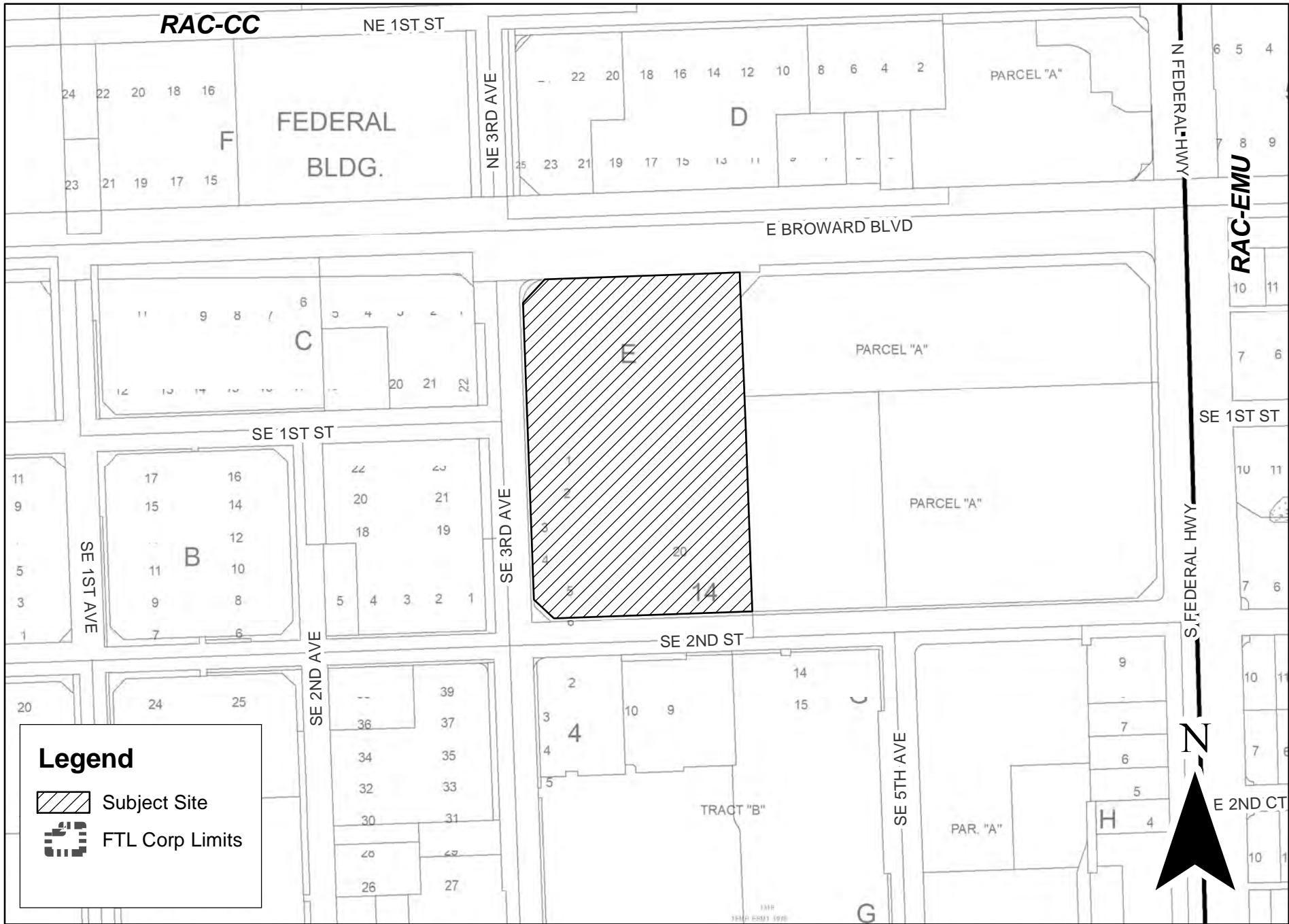
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	✓			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	✓			
SF3	Encourage durable materials for ground floor retail and cultural uses. Encouraged: metal, stone, glass, concrete, plaster Discouraged: plywood sheathing, vinyl / aluminum siding, EIFS		✓		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Show ground level sections for all conditions and dimension floor-to-ceiling heights.				✓
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating. Significantly larger volume of space and use of glass, both horizontally and vertically, is required at the monumental intersection of Broward Boulevard and SE 3rd Avenue.		✓		
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth). Along 3rd Avenue and 2nd Street, provide effective shading devices and/or shade trees such that continuous shade, appropriate for a shopping street, is provided.				✓
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls. Consider multi-level storefront displays along 2nd Street and Financial Plaza, especially at their intersection.			✓	
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: Non-residential: preferred 32,000 Gross Square Foot floorplate max. Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max. Residential: 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. 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				
2				
3				



R19022