



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 23, 2019

APPLICANT: Mahyoub & Sons, Incorporated

PROJECT NAME: 909 Sistrunk

CASE NUMBER: R19028

REQUEST: Site Plan Level II Review: 3,335 Square-Foot Restaurant and 7,660 Square-Foot Office in Northwest Regional Activity Center with City Commission Review of Height Increase from 45 Feet to 63 Feet

LOCATION: 909 Sistrunk Boulevard

ZONING: Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center (NW-RAC)

CASE PLANNER: Randall Robinson



Case Number: R19028

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate FBC compliant Stair Railings and Landing Guard provisions for the Building.
- 3) Clarify Interior Parking for Air Circulation Requirements outlined in FBC 406.5 or 406.6.

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.

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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 permanent Right-of-Way Easement or dedication along North side of NE 6th Street / Sistrunk Boulevard, to complete half of 70' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. It is not clear from the survey what the required distance is.
- b. Provide permanent Right-of-Way Easement or dedication along west side of NW 9th Avenue, to complete half of 80' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans. It is not clear from the survey what the required distance is.
- c. Provide 30' corner chord permanent Right-of-Way Easement or dedication on northwest corner of NW 6th Street/ Sistrunk Boulevard & NW 9th Avenue intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along west side of NW 9th 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.
- e. Provide permanent Sidewalk Easement as appropriate along north side of NW 6th Street/ Sistrunk Boulevard, 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); show / label delineation in the plans.
- f. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to 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 a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

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.

Please provide boundary survey that is based on Standard Title Commitment or Opinion of Title.

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. Discuss status of any existing encumbrances such as easements (including whether public or private) may be within 15' Alley reservation located between this property and adjacent property to the west. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
4. 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.
5. Proposed structures (i.e. building encroachment into 30' corner chord and drainage structure/ well within alley/utility easement, ramps, etc.) 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.
6. 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.
7. Proposed structures (i.e. storm drain infrastructure) shall not be constructed within proposed 30' corner chord dedication on northwest corner of NW 6th Street/ Sistrunk Boulevard & NW 9th Avenue intersection.
8. 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).
9. 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.
10. 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.
11. 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.



12. Discuss proposed 7.5' wide Access Easement with adjacent property owner to the west, that will be required to allow vehicular access to the proposed development through private property.
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. 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.
14. Confirm if proposed Ramp and planters located near southeast corner of proposed development violates these criteria. Provide correct location and orientation of driveway sight triangles on Site Plan.
15. Existing property boundary delineated in proposed development plans (especially Civil plans) shall be consistent with that shown in corresponding ALTA / NSPS Land Title Survey.
16. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 6th Street / Sistrunk Boulevard and NW 9th Avenue; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk 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.

17. 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. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
18. Building Elevations; Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NW 6th Street / Sistrunk Boulevard and NW 9th Avenue, if any building overhang is proposed; public access sidewalk located along adjacent NW 6th Street / Sistrunk Boulevard and NW 9th Avenue should match corresponding Site Plan, with respect to Right-of-Way boundaries.



19. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Discuss if drainage from proposed driveway (the portion within R/W) is designed to be conveyed to proposed curb inlets located adjacent to on-street parallel parking stalls.
20. Sheets D-1 and D-2: Identify what appears to be proposed building overhangs and (and other landscape and/or hardscape-related structures) shown to encroach within the adjacent public Right-of-Way. 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.
21. Sheets D-1 and D-2: Proposed building balconies, roof overhangs, and other encroachments within 30' Corner Chord and Right-of-Way Easements shall be incorporated with the proper language within those Easement dedication agreements, provided that 14' (min.) vertical clearance is provided at ground level. Otherwise, any permanent encroachment into the City's Right-of-Way (including Alley encroachments), 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 to coordinate the proper requirements and conditions.
22. 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.
23. Depict existing sidewalk adjacent to the development along NW 6th Street/ Sistrunk Boulevard & NW 9th Avenue and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
24. Continue concrete sidewalk across 9th Ave driveway access point; design driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website.
25. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
26. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls.
27. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the Type I loading zone required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
28. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
29. 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.
 - d. Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
 - e. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



PUBLIC WORKS REVIEWED BY Public Works (Igor Vassiliev, 954-828-6126):

36. 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>
37. 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).
38. Indicate 10'X15' utility easement for the proposed water meter.
39. On conceptual Water and Sewer Plan label existing water and sewer main sizes and materials. Show existing sewer MH on NW 9th Ave to size and make sure there is no conflict with proposed drainage CB. Show existing CB on NW 9th Ave and make sure it is not in conflict with proposed drainage and exfiltration trench. Show existing curb.
40. 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.
41. 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), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - 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.



- 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.
42. 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.
 43. 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.
 44. 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.
 45. Clarify design intent of site grading in the vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
 46. 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. Especially where proposed elevations appear to be over 2' higher than existing ground. Provide correspondence and depict information on plans accordingly.
 47. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing CB and storm drain pipe within adjacent NW 9th Ave Right-of-Way (per City Utility Atlas Maps). 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.
 48. 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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
49. 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.
 50. 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 can be found on our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
 51. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
 52. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R19028

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. The use of CU 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.
3. 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.
4. 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.

5. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
6. When there is street parking, large shade trees shall be located in a bulb out, after every two parking spaces. Small shade trees or ornamental trees shall be located within the sidewalk, when the trunk of the tree is being a minimum of six (6) feet from the face of the building and spaced at the intersection of every parking space, when a minimum of 12 feet clearance is obtainable the use of large shade trees to be proposed.
 - a. Please redesign NW 9 AVE. street parking and bulb outs.
 - b. If the bulb out south side of entry way is not changing in size, please shift the proposed Oak and palms southward to accommodate an additional Live Oak.
 - c. Please provide an additional shade tree street tree at the corner of NW 9 AVE and Sistrunk and the north end of the site on NW 9 AVE. Trees in sight triangle are required to have a minimum 8 feet canopy clearance for traffic visibility.



7. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
8. The NWRAC guide lines for size of trees and palms for street tree installation. Please show on plans.
 - a. Shade trees are to be proposed at a minimum height of 20 feet, 8 feet spread, 6 feet ground clearance on 30 feet centers and 12 feet from a structure.
 - b. Palm trees minimum 18 feet in height, 8 feet of wood, 20 feet centers.
 - c. Ornamental trees minimum 12 feet height, 6 feet spread, 6 feet ground clearance and 6 feet from a structure.
 - d. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
 - e. Please provide 5x5 open pit area for trees.
9. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
10. 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.
11. 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.
12. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
13. It appears that there is not enough room for shade trees along the north side of the building. Please propose trees more suitable for this area. Flowering trees require a minimum 7 ½ feet from the structure.
14. Additional comments may be forthcoming upon additional submittal reviews.

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 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. 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. Prep work for relocation requires no permit and should start as soon as possible.
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape 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. 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.



Case Number: R19028

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, 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. Elevators should be access controlled if lobby is not locked after business hours.
5. The use of electronic access should be considered for all entrance doors/points.
6. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
7. All stairwells should egress only first floor.
8. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
9. Consider pre-wiring individual units 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.



Case Number: R19028

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 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).
6. Containers: must comply with 47-19.4
7. Draw equipment on site plan.
8. Service Days shall be per the City's residential routing schedule.
9. 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.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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: R19028

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. Please provide an intersection analysis to justify the new proposed configuration at the Powerline Rd & NW 6th St Intersection.
3. City reserves the right to meter on street parking in the public right of way at any time.
4. All elevation changes must begin within the property line and not within public right of way or public access easements.
5. Please provide a Brasco Interlude Bus Shelter for the transit stop on NW 6th St.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. Please explain how the loading area will be accessed.
8. Sidewalks must be a minimum 7.5 feet in clear path width.
9. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
10. 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. There must be a minimum of 22 feet in stacking distance from the property line to the first conflict point.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), 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.
12. Bicycle parking is required. 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.



13. 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.
14. Additional comments may be provided upon further review.
15. 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: R19028

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated NW Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA), please coordinate and provide documentation that applicant has met with the CRA staff and any associated CRA program incentives that may be utilized for the development. Please contact Clarence Woods (954-828-4519) or via email at CWoods@fortlauderdale.gov.
4. A separate Design Review Team (DRT) application (case DRT19005) was submitted and comments have been provided to applicant to address. See attached for reference. Provide a point-by-point narrative for the re-submittal as to how the project meets the NWRAC Illustration of Design Standards.
5. Pursuant to ULDR, Section 47-13.31 and NWRAC Illustrations of Design Standards page 4.3, the maximum height permitted by right in the NWRAC-MUw (west) (west of NW 2nd Avenue) is 45 feet. The applicant is requesting a height of 65 feet, exceeding the permitted height threshold, which is the maximum height allowed, subject to the City Commission review and approval in accordance with the performance standards in the ULDR, Section 47-13.52.B. Provide a point-by-point narrative of how this project meets the performance standards accordingly. As this application requests additional height in the NWRAC Mixed Use west District (NWRAC-MUw), the proposed project is subject to City Commission review and approval. A separate submittal and application is required for City Commission review. 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 any units will be allocated to pending projects based on order of project approval.
6. 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.
7. 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.



8. Indicate the project's compliance with the following ULDR, Sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section, 47-25.2, Adequacy Requirements
 - b. NWRAC Design Standards

9. The project is within the NWRAC Master Plan – NWRAC-MUw - Provide the following graphics and ensure the proposed project meets the intent of the NWRAC Illustrations of Design Standards (<http://www.fortlauderdale.gov/home/showdocument?id=26257>) that is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
 - a. **Provide aerial oblique perspectives** of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines.
 - b. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s).
 - c. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - d. **Provide pedestrian-level perspective renderings** of project as viewed along (street); and,
 - e. **Provide detail of ground floor elevations** with scale no less than ¼" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.

10. Provide net change in on-site uses square footages on site data table.

11. Provide the following change on site plan:
 - a. As a heavily-used bus stop currently exists on site and under cover, coordinate a similarly-located shelter design and location with NPF-CRA and Broward County Transit;
 - b. Sheet C-1: There appears to be access from the west side of the building for a Type 1, berth? Can you clarify use? Also there is a notation for an existing alley. According to submitted documentation, the alley was abandoned, please clarify accordingly;
 - c. North-south alley appears to be vacated. Provide ORB page of recordation on survey and relocate loading accordingly.

12. Provide the following changes on elevations:
 - a. In such a way as not to impede view of proposed mural at stairs, provide shading device over bleacher seating;
 - b. Indicate finishes of parking garage entrance visible to pedestrians.

13. Provide the following architectural details:
 - a. Window-pane joints;
 - b. Intersection of floor slabs with floor-to-ceiling windows; and,
 - c. Parking garage screening section and method of attachment.



14. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - b. Per ULDR, Section, 47-20.2, Table 3. Parking and Loading Zone Requirements - RAC and Central Beach Districts; show breakdown of bicycle parking on the site data and location;
 - a) 1 bicycle parking space per 10 dwelling units; and
 - b) 1 bicycle parking space per 20 parking spaces provided
 - c. Provide bicycle parking 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; and,
 - d. Please email Benjamin Restrepo at brestrepo@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
 - e. Consider installation of a B-cycle bike-sharing station as an amenity for tenants and patrons. Contact Jeff Torkelson, Executive Director, Broward B-cycle, 954-540-7609, jtorkelson@browardbicycle.com
15. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials

Please note any proposed signs will require a separate permit application.

In order to facilitate timely approval of signage permit, consider allowing project Architect to design signage in cooperation with signage company.

16. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
17. 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.
18. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations (ULDR), Section 47-25.3.A.3.a and 47-20.14. Indicate 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.
19. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>



GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

20. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
21. Provide a written response to all DRC comments within 180 days.
22. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner, Randall Robinson via email (rrobinson@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
23. Additional comments may be forthcoming at the DRC meeting.

**City Of Fort Lauderdale
Design Review Team (DRT)
Northwest Regional Activity Center - Mixed Use (NWRAC-MU):
Illustrations of Design Standards Comment Sheet**

Case Number:	DRT19005	Zoning District:	NWRAC-MUw
Project Name:	909 Sistrunk	Review Date:	March 8, 2019
Project Address:	909 Sistrunk Boulevard		

CHAPTER 2 - STREET DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.	√			
S-2	Development above right-of-ways (air rights) does not occur.	√			
S-3	Streets have reduced lane widths.	√			
S-4	Traffic calming is utilized rather than barricading streets.			√	
S-5	On-street parking is maximized on all streets.	√			
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.				√
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.	√			
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.	√			
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth.	√			
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees). <i>Since plans show trees 30' on center, staff concurs. If any improvements are made beyond the property line, a cross-access agreement will be required.</i>		√		
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. <i>Remove Sistrunk Boulevard curb cut.</i>				
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.	√			
S-13	Drive-thrus are avoided in most cases.	√			

STREET DESIGN STANDARDS: GENERAL COMMENTS

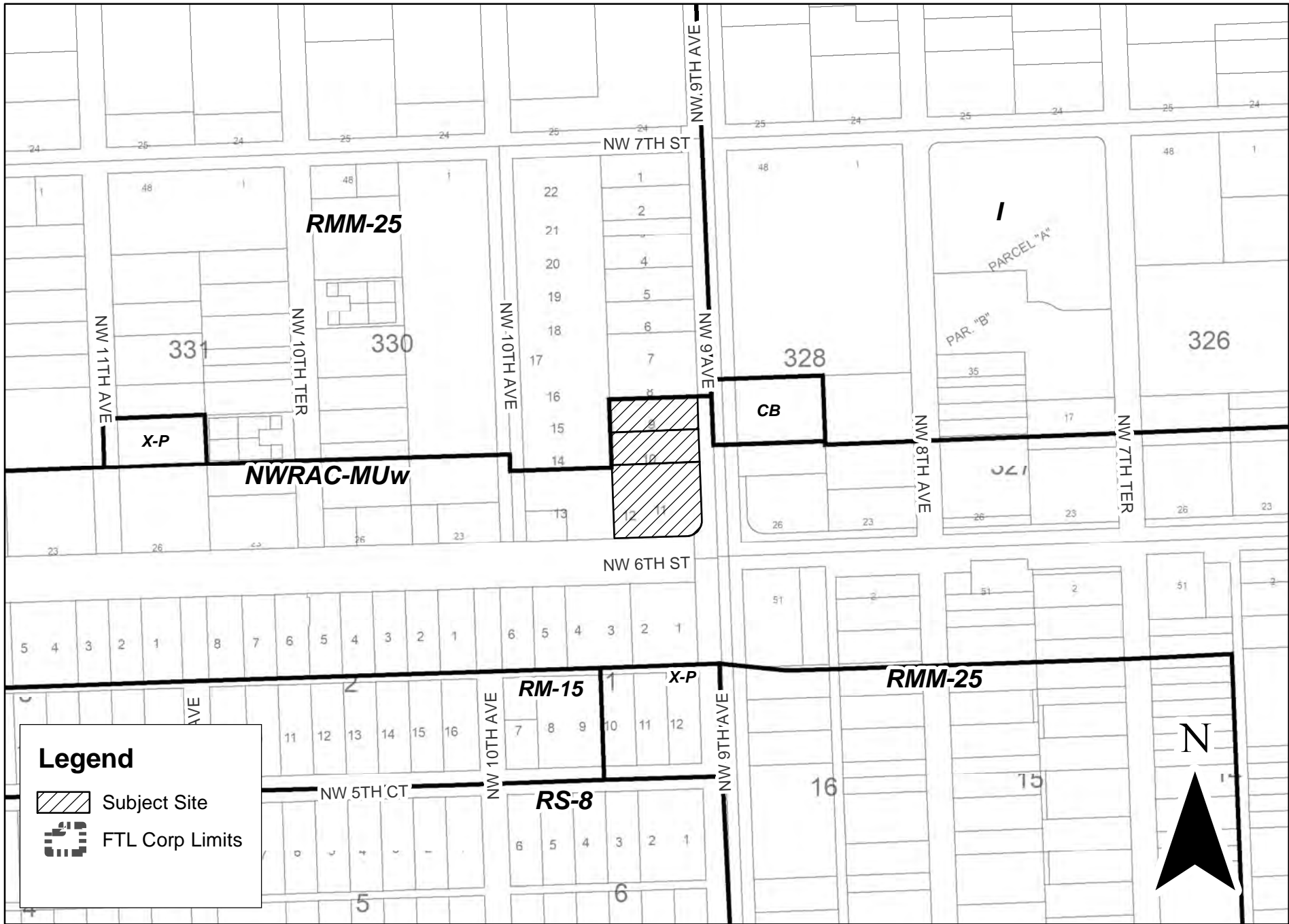
1. *Convenience store use cannot be used as the food & beverage.*

2. *No curb cut on Sistrunk Boulevard, this is a vacated alley, provide ORB page of recordation on survey.*



CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.	√			
B-2	Structured parking design is well integrated into the overall building design.	√			
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.	√			
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses.	√			
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <ul style="list-style-type: none"> Primary Street: The building frontage abutting a Primary Street should be built to the property line. Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line. 	√			
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <ul style="list-style-type: none"> Side / Rear Yard Setbacks: 0 feet* <ul style="list-style-type: none"> *15 feet when abutting existing residential 	√			
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights <ul style="list-style-type: none"> 2 stories or 25-feet minimum 5 stories or 65-feet maximum 	√			
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall.	√			
B-9a	Buildings do not exceed maximum height dimensions NWRAC-MUe and those properties that are located east of NW 2nd Avenue within the NWRAC-MUe Permitted Maximum Height up to, but no higher than 120 ft NWRAC-MUe west of NW 2nd Avenue Permitted Height up to, but no higher than 65 ft Max Height up to, but no higher than 110 ft * NWRAC-MUw Permitted Height up to, but no higher than 45 ft Max Height up to, but no higher than 65 ft* * Structures exceeding the permitted height threshold of the NWRAC-MUe, and NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B	√			
B-9b	Maximum Floorplate: <ul style="list-style-type: none"> Commercial 32,000 square feet Residential 12,000 square feet 	√			
B-9c	Minimum Tower Separation: <ul style="list-style-type: none"> 40 feet (depending on floorplate) 			√	
B-9d	Minimum First Floor Height: <ul style="list-style-type: none"> Fifteen (15) feet 	√			
B-10	Towers do not exceed minimum stepback dimensions and maximum floorplate area. Minimum Tower Stepback Front Corner Side Rear <ul style="list-style-type: none"> Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate 	√			

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
	<ul style="list-style-type: none"> Secondary Street: 15 feet 15 feet [Dependent on floorplate] Maximum Floorplate / Minimum Tower Stepback <ul style="list-style-type: none"> Commercial <ul style="list-style-type: none"> 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and rear stepback 16,000 square feet / 20 feet side and rear stepback Residential <ul style="list-style-type: none"> 12,000 square feet / 30 feet side and rear stepback 10,000 square feet / 25 feet side and rear stepback 8,000 square feet / 20 feet side and rear stepback 	√			
B-11	Where buildings abut existing residential development a transition zone shall be established. <ul style="list-style-type: none"> Minimum Yard Setback: 15-feet Maximum Shoulder Height: 45-feet Minimum Tower Stepback: 15-feet Please dimension all setbacks.				√
B-12	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".	√			
B-13	Towers contribute to the overall skyline composition.	√			
B-14	Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.	√			
B-15	Buildings are of high quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.	√			
B-16	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.	√			
B-17	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level. Ensure planter walls are appropriate height and width for seating.	√			
B-18	The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing <ul style="list-style-type: none"> Primary Streets – minimum 60% Secondary Streets – minimum 50% 	√			
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse. While the building is not historic, the use may be considered so; because of its critical importance to the local community, efforts should be made to continue and improve the use in this location.				√
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment.	√			
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings. Consider shading device over front bleachers, designed in such a way that it complements the proposed artwork beyond.		√		
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.	√			

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
B-23	In residential buildings, ground floor units have individual entrances.			√	
B-24	Balconies and bay windows animate residential building façades.			√	
B-25	The 'Fifth Façade' of a building is treated as part of the total design.	√			
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. Provide nighttime rendering.				√
B-27	Noise pollution as a result of building design is mitigated. Comply with Chapter 17 - Noise Control in the Code of Ordinances of the City of Fort Lauderdale, Florida regarding mechanical noise baffling requirements.				√
BUILDING DESIGN STANDARDS: GENERAL COMMENTS					
<ol style="list-style-type: none"> 1. <i>Rather than an abrupt line between the two, provide a transition between the Sistrunk Boulevard, specialty paving and the standard Fort Lauderdale concrete sidewalk to be built on 9th Avenue.</i> 2. <i>North-south alley appears to be vacated. Provide ORB page of recordation on survey and relocate loading accordingly.</i> 					



Legend

-  Subject Site
-  FTL Corp Limits



R19028

