



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 11, 2019

APPLICANT: Flagler Sixth, LLC.

PROJECT NAME: 627 N Federal

CASE NUMBER: R19037

REQUEST: Site Plan Level II Review: 400 Seat Motion Picture Theatre, 18,607 Square Feet of Restaurant Use, 4,319 Square Feet of Bar Use and 62,349 Square Feet of Retail in Downtown Regional Activity Center

LOCATION: 627 N Federal Highway

ZONING: Regional Activity Center - Urban Village (RAC-UV)

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

CASE PLANNER: Randall Robinson



Case Number: R19037

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate FBC Code compliant rated walls between the designated Occupancies.
- 3) Detail the Sprinkler configuration for occupancy loads and Paths of Egress throughout the Building.
- 4) Show Parking Garage compliance to FBC, 406.4, 406.5, and 406.6 on the Plans.
- 5) Provide ADA travel and seating area compliance per FBC Accessibility Code in Theater Assembly areas.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: R19037

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 Sidewalk Easement as appropriate along west side of N. Federal Highway 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.
- b. Sheet C-1 calls for a drainage easement. Please verify if the intent is a 10' x 15' (min.) permanent Utility Easement.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. The corresponding Right of Way Vacation application (V19005) shall be approved by City Commission prior to Final DRC Sign-off.
3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on the Survey such as the 6' S. Bell Utility Easement on the southwest portion of the property.
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 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. 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.



7. 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.
8. Discuss disposition of existing monitoring wells and status of any ongoing environmental mitigation of previously existing Underground Storage Tanks (UST's) on the property to be developed, as required by the Broward County Environmental Protection Department (EPD) and/or Florida Department of Environmental Protection (FDEP).
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. 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. 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 in order to verify if there are any overhang encroachments. 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.
12. 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.
13. Per the City's Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. However, if one or more of the exceptions stated in the above section are found to exist, then the property owner can request a sidewalk waiver by providing justification in a letter to the City.
14. 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.



15. Continue concrete sidewalk across 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, and design driveway tie-in per the appropriate FDOT Design Standard.
16. 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. Discuss why only 1 Type I loading zone and 1 Type II loading zones are provided for the proposed development, though per Data Table 3 Type II loading zones are required.
17. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
18. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
19. Verify parking adjacent to speed ramp from first to second floor. 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.
20. 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.
 - a. 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.
 - b. 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.
21. 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.
22. 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.
23. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
24. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.



25. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, 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.
26. 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).
27. Label proposed water service connections and sewer lateral material on conceptual Water and Sewer Plan. Also provide disposition of existing services (i.e. water services and sewer laterals).
28. 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.
29. 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, and properties. Label existing City storm manholes/inlets.
 - 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.
30. 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.

31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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).
37. 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.
38. Please provide 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.

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



Case Number: R19037

CASE COMMENTS:

Please provide a response to the following:

1. Comments are addressing only where this site development is proposed, landscape at the vacant parcel lands without a proposed development at this time are not being addressed.
2. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This includes limited sod areas, native plant requirements, hydrozone planting requirements, street tree requirements, irrigation limitations, etc. Please see MuniCode for updated ordinance https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
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, 8 feet spread and 6 feet canopy clearance.
 - a. While this is a suggested height of the tree, those within the bulb outs that encroach into the site triangle will need to have a canopy clearance of 8 feet. Please provide trees with a 40% trunk to a 60% canopy ratio.
4. As to the Downtown Master Plan large shade trees require a minimum of 12 feet horizontal clearance to the building.
 - a. Five of the Live Oaks proposed along the south side of the building do not make this clearance requirement. These trees may need to be shifted southward toward the internal roadway. Also, in doing so the 7 feet clear sidewalk will be provided at the pinch point that is showing a measurement of 6.8 inches.
5. The Department suggest the use of canopy trees in place of the Phoenix palms at the location of what appears to be future outdoor dining area. Areas less than the required horizontal clearance of 12 feet to the building, small maturing shade trees may be proposed to a minimum horizontal clearance of 6 feet. A species suggestion would as such as Pigeon plum at would only require a 6 feet horizontal clearance from the building.
6. While maintaining the 7 feet clear sidewalk there is ample area adjacent to the building for landscape installations. Please propose shrubs and ground covers within these areas to soften the aesthetic view of the building for the pedestrian experience.
7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
 - a. Large shade trees in the bulb outs may need to be shifted to obtain this clearance requirement from the existing 8-inch water main along NE 5th AVE and NE 7th ST.



8. 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.
9. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
 - a. Please propose three (staggered height) individual signal cane palms (minimum 16 feet OA shortest cane to have a minimum 8 feet wood trunk height) installed as a cluster with each palm a maximum 5 feet apart at their base to frame the corners of NE 5 AVE and NE 7th ST.
10. Lighting fixtures with an overall height of more than ten (10) feet shall be located a minimum of fifteen (15) feet away from shade trees - as per ULDR Section 47-21.12. Confirm with civil, and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. Majority of the street trees and light poles conflict with each other being within the 15 feet clearance requirement. Plans indicate 12 feet light poles are being proposed while the detail sheet has other light pole sizes demonstrated. Please propose the 10 feet light poles so as not to have conflict with requirements of horizontal clearance between shade tree and light poles.
11. Please provide 2 additional street trees along NE 7th ST.
 - a. There is room for additional trees within the curb spaced as to the maximum of 30 feet centers (as to the Downtown Master Plan) along NE 7th ST. For consistency with the rest of the site's spacing of the street trees, please propose the street trees along NE 7th ST as to the spacing provided on NE 5th AVE.
12. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
13. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
14. 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.



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 are required at time of master permit submittal.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: R19037

CASE COMMENTS:

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. Exterior entry / exit door should be solid, impact resistant or metal.
3. Exterior entry and exit door should be equipped with a secondary locking system like door pins, deadbolts or burglary prevention hardware.
4. The businesses should be equipped with a CCTV system that would capture an identifiable image of an individual on site. The system should be capable of covering entry and exit points, parking garage, cash management areas, arcade area and any other sensitive area of concern.
5. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm system should have battery back-up and or cellular back-up features.
6. Office doors and common area rooms should be equipped so that they may be locked from the Inside to be used as possible "Safe Rooms" during an active threat event like an active killer incident.
7. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
8. Light reflecting paint should be used in the parking garage to increase visibility and safety.
9. If a valet service is used, there should be a secured valet key management system for the vehicles on site.
10. All lighting and landscape should follow C.P.T.E.D. guidelines.
11. Developer should consider adding at least one additional exit to each movie room for emergency egress during an active threat event.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: R19037

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 plan to show it will fit in trash room.
8. 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.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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



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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. Is a parking reduction being requested? If so schedule a meeting to set up a parking methodology for the parking reduction request.
3. Ensure the proposed sidewalks are a minimum of 7 feet wide. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
4. ADA parking stalls are missing from the site plan. Make sure the ADA parking requirement is being met.
5. 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.
6. Properly align the "new NE 5th Terrace" approaches on NE 7th St with the proposed plans on the north side of NE 7th St so that there is no deflection in the crossing.
7. If valet is being proposed; Pursuant to Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities 6 VRS's are required for Valet parking, 50 spaces or more. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
8. All elevation changes must begin within the property line and not within public right of way or public access easements.
9. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
10. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
11. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
12. 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.

13. Bicycle parking is strongly recommended. 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.
14. 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.
15. Additional comments may be provided upon further review.
16. 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: R19037

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 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. Located 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 request to call up the application, the applicant is responsible for all public notice requirements (Sec. 47-27). Note that an hourly fee is imposed to cover staff time required in the placing of applications requested for review on Commission agenda(s). 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.
6. Provide the following changes on site plan:
 - a. Include only development proposed in this application on site plan. Any future proposed development, inclusive of streetscapes, may be illustrated on a separate sheet titled as such. Coordinate perspectives in same manner.
 - b. In order to provide developable parcel fronting US 1, proposed access easement in lieu of 5th Terrace r.o.w, should meet Down Master Plan (DMP) recommendation of placing easement ½ block to the west.
 - c. In order to maintain the memorable profile pattern established by the west buildings of the Manor, the Edge and proposed by Quantum and Modera, theater building should align with these adjacent buildings. If it is not possible to align the easement at this time, the model of Modera should be followed where the theater building may align regardless of whether 5th Terrace is vacated or not. See image below.



- d. Making proposed east-west street a pedestrian mall is highly encouraged. Pedestrianization would allow for maximizing ease of pedestrian flow, inviting seating and outdoor dining, creating an active street presence and synergy between the north and south parcels.



Similarly, as at Quantum, festival street design, inclusive of temporary vehicular closure devices, is encouraged for 5th Terrace easement.



- e. Minimum 7-foot clear path is required on all surrounding sidewalks.
7. Provide the following changes on elevations:



- a. At north end of west elevation, projection beyond at floors 5G through roof, should be depicted as such.
 - b. Elevations and perspectives require coordination.
8. 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. 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.
 - c. Consider installation of a B-cycle bike-sharing station as an amenity for employees and patrons. Contact Jeff Torkelson, Executive Director, Broward B-cycle, 954-540-7609, jtorkelson@browardbicycle.com. Broward B-cycle now also offers electric-powered bikes.
9. 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. Proposed signage deviating from that permitted by ULDR requires Level II review. So as to facilitate coordinated review, submittal of signage application is encouraged at this time.
10. 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.
11. 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.
12. 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.



GENERAL COMMENTS

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

13. 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.
14. 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.
15. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

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

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

Case Number:	DRT 19009	Zoning District:	RAC-UV
Project Name:	627 N. Federal Highway	Character Area:	Urban Neighborhood
Project Address:	627 N. Federal Highway	Date of Review:	5-20-19


PRINCIPLES OF STREET DESIGN	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1 Maintain fine-grained street grid: discourage vacations. Proposed vacation of 5th Terrace does not meet intent of creating sufficiently large block west of US 1.		√		
S2 Utilize Traffic Calming rather than blocking streets.	√			
S3 Maximize on-street parking except on major arterials.	√			
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Consult with Transportation and Mobility Department (TAM).				√
S5 Maximize street trees on all Downtown Streets.	√			
S6 Encourage location of primary row of street trees between sidewalk and street.	√			
S7 Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet. Provide Landscape Plan with typical and unique spacing dimensions.				√
S8 Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet.	√			
S9 Encourage shade trees along streets, palm trees to mark intersections. As per Downtown Master Plan (DMP) intent, in place of single palms proposed, provide groupings of 2—3 single-trunked palms, species depending on space available.				√
S10 Eliminate County “corner chord” requirement not compatible with urban areas.			√	
S11 Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.	√			
S12 Discourage curb cuts on “primary” streets.	√			
S13 Encourage reduced lane widths on all streets.	√			
S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph).	√			
S15 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	√			

S16	Bury all power lines in the Downtown Area. Provide documentation of consent from utility companies.				√
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PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage). Indicate Local Street Section dimensions on NE 5th Avenue and 7th Street.				√
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.	√ E-W	√ N-S		
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).			√	
B6	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			√	
B7	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.			√	
B8	Surface parking: discourage frontage and access along 'primary' street.			√	
B9	Parking garages: encourage access from secondary streets and alleys.	√			
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.	√			
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.		√		
B10	Encourage main pedestrian entrance to face street.	√			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	√			
B12	Encourage pedestrian shading devices of various types.	√			
B13	Encourage balconies and bay windows to animate residential building facades.			√	


B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).			√	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.			√	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			√	
B17	Discourage development above right-of-way (air rights).			√	
B18	Mitigate light pollution. Through effective screening and/or fixture shield detail, insure that garage lighting will not be visible from surrounding streets and residences.				√
B19	Mitigate noise pollution. Comply with Code of Ordinances Chapter 17 - Noise Control in the Code of Ordinances of the City of Fort Lauderdale, Florida regarding mechanical noise baffling requirements.				√
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). As large roof will be plainly visible from surrounding buildings, a green roof is advised. Discuss intended use of the 6th floor commercial space and Zen garden. Consider an outdoor rooftop cinema.		√		



QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.			√	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			√	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. Encouraged: metal, stone, glass, concrete, plaster		√		
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. In accordance with this principle, define 'exceptional' and how proposed screening qualifies as such.		√		
					
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. Describe building sustainability program.				√

<p>Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.</p> <p>Building articulation should be more fully developed.</p>		√		
<p>Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.</p> 		√		

STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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.		√		

				
<p>SF3 Encourage durable materials for ground floor retail and cultural uses. Encouraged: metal, stone, glass, concrete, plaster</p>		√		
<p>SF4 Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.</p>	√			
<p>SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating. Storefront glass should meet ceiling wherever possible.</p>				√
<p>SF6 Encourage pedestrian shading devices of various types (min 5 foot depth). To break down mass of building at pedestrian level, consider more types of shading devices.</p>				√
<p>SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls. Project street presence would benefit from, and opportunity appears to exist for, multilevel storefront displays.</p>		√		
<p>SF8 Encourage well-designed night lighting solutions. Provide nighttime rendered perspectives.</p>				√

CHARACTER AREAS	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Downtown Core				
1A Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.			√	
1B Signature Tower: Special architectural design encouraged for buildings over 37 floors.			√	
1C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			√	
Tower guidelines: <i>Non-residential:</i> preferred 32,000 Gross Square Foot floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings over 15 floors: preferred 12,500GSF floorplate max.			√	

Near Downtown				
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.			√
2B	Encourage maximum building height of 30 floors.			√
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			√
	Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <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. Provide GSF of largest floorplate.			√

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 TAM.				√
T4	Encourage bike connections to transit stops and bike parking. Consult with 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).				√

Consider TDM to minimize employee parking needs.				
	Encourage carpooling or vanpooling.			√
Consider TDM to minimize employee parking needs.				
	Encourage car or bike sharing.			√
Consider installation of a B-cycle bike share station as an amenity for patrons and employees. Broward B-cycle now includes E-bikes.				
	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. <i>Will south parcel streetscape be built before redevelopment of said parcel? If not, any envisioned further build-out should be shown on a separate sheet and labeled such as "Proposed Development Completion" and removed from site plan, perspectives, etc.</i>				
2. <i>Coordinate perspectives with elevations.</i>				

3. As proposed east-west street is not shown providing vehicular access to north or south parcel, a pedestrian mall is highly encouraged.

Pedestrianization would allow for maximizing ease of pedestrian flow, inviting seating and outdoor dining, creating an active street presence and synergy between the north and south parcels.

Similarly, as at Quantum, festival street design, inclusive of temporary vehicular closure devices, is encouraged for 5th Terrace.



4. More vertical articulation would be effective in breaking down building mass.



5. Enrich arcade through use of durable, high-quality finishes, decoration of ceiling and decorative light fixtures.

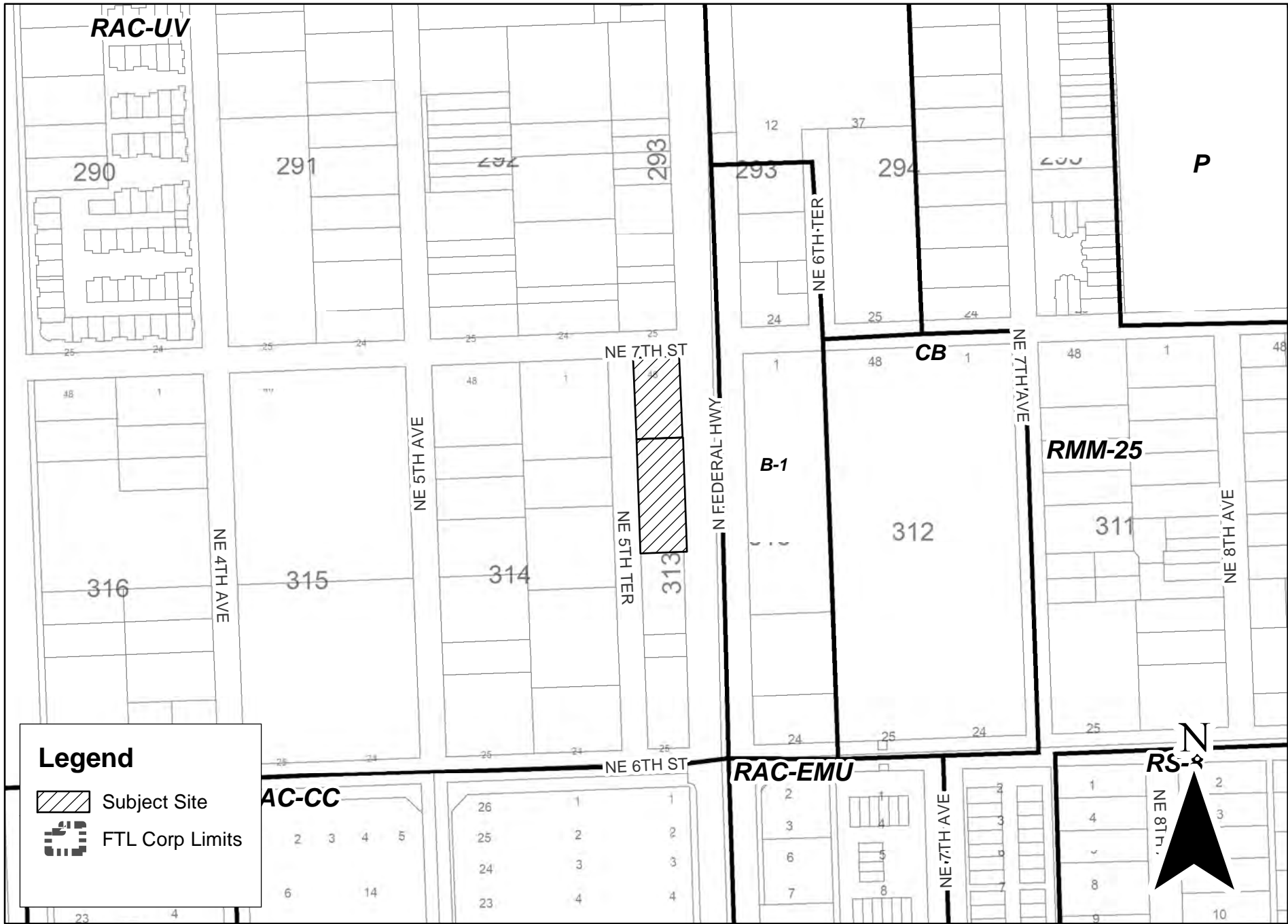


6. As building will front residential buildings across 7th Street and 5th Avenue, care should be taken to create contextual project facades and seamless streetscapes between the two different uses.





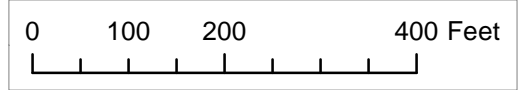
7. As at the Lincoln Road Cinemas and Publix on Andrews Avenue, in order to maximize street activation potential of the moving ramps and the attendant volume required, placement of ramps and volume parallel to 5th Terrace or proposed street is highly encouraged.





Legend

-  Subject Site
-  FTL Corp Limits



R19037