



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 27, 2019

APPLICANT: Impact Investments 1, LLC. and City of Fort
Lauderdale Community Redevelopment
Agency (CRA)

PROJECT NAME: Hotel d'Arts

CASE NUMBER: R19051

REQUEST: Site Plan Level II Review: 100-Room Hotel and
Off-Site Parking in Northwest Regional Activity
Center

LOCATION: 301 NW 7th Avenue

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

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

CASE PLANNER: Nicholas Kalargyros



Case Number: R19051

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate FBC Accessibility designations for Hotel lodging.
- 3) Designate Sprinkler System.
- 4) Provide Accessible Travel Details for the Site.

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: R19051

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 10' Right-of-Way dedication or permanent Right-of-Way Easement along west side of NW 7th Avenue (coordinate with BCHCED), to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northwest corner of NW 7th Avenue @ NW 3rd Street intersection (coordinate with BCHCED) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- c. Provide permanent Sidewalk Easement as appropriate along west side of NW 7th Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. Provide a current signed and sealed boundary and topographic survey 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.).
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be



relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.

4. 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.
5. Provide disposition of existing fence that encroaches onto the property, along portion of west property boundary
6. 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.
7. Provide disposition of existing down guys and power pole located along NW 3rd street that encroach within the proposed development, including possible conflict with required vertical clearance above public and private access sidewalks.
8. 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.
9. Sight triangle shown on sheet A.01 should 25' measured from intersection point of extended property lines. Verify if on street parking is within sight triangle.
10. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 7th Avenue and NW 3rd Street; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing 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.

11. 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.



12. (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.
13. 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.
14. 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.
15. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
16. Depict existing sidewalk adjacent to the development along NW 3rd Street and NW 7th Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk. Also, provide sidewalk connection between main property and parking lot property.
17. Continue concrete sidewalk across driveway access points; 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 NW 7th Avenue driveway tie-in per the appropriate BCHCED Design Standard.
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. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - d. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. Gates in open position shall not block adjacent parking stall, sidewalk, walkway, etc.
20. Show truck turning movement into the proposed development via NW 7th Avenue and NW 3rd Street.



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 dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

24. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
25. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, 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. Clearly label and depict existing City utilities on conceptual Water and Sewer Plan that features proposed connections to City infrastructure. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards.
28. Conceptual Paving, Grading, and Drainage Plan
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof



drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.

- b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
 - c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
 - d. Additional coordination maybe required for projects located within Historical Dorsey-Riverbend since it is a part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
29. 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 not suffice due to flood-prone area*). 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.
30. 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.
31. 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.
32. 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..
33. 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.

34. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (**coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions**). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
35. 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.
36. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
37. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Existing Stormwater Asset Map possibly affected by the Proposed Development





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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.
 - a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
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. Within the NWRAC-MUw district and as per Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 6 feet canopy clearance and provided on 30 feet centers within the curb.
6. As per the Master Guidelines overhead utilities are to be placed underground.
7. As per the Master guidelines there is to be a minimum 8 feet landscape strip along NW 7th AVE.
 - a. Please remove the drop off paved area and provide the shade tree street trees within this area.



8. 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.
9. 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. From previous site submittals along NW 7th AVE they shown that there is an old water main running along the west side of the street and swale area. The section adjacent to this development will need to be replaced and located into the street for the horizontal clearance required for the street trees. Please verify and illustrate this water main on the landscape plans.
 - b. Please illustrate off site utilities adjacent to the proposed development.
10. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
11. When no street parking, shade tree street trees are to be provided on 30 feet centers within the curb.
12. 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 adjacent to the parking stall, when the trunk of the tree is being a minimum of six (6) feet horizontal clearance from the face of the building, when a minimum of 12 feet clearance is obtainable the use of large shade trees to be proposed.
13. 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.
14. 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.
15. The sidewalk at the offsite parking lot is to meet the requirements of the NWRAC guidelines.



- a. Please get together with the neighboring property owner and the CRA to propose the neighboring property sidewalk to be constructed as to the NWRAC guidelines, this will prevent transition areas of the sidewalk and provide area for street trees to be installed. Please propose street trees in this area as well.
16. Section 47-21.12 Landscape requirements for vehicle use areas.
 - a. Please indicate on plans how these requirements are being met.
17. Provide, in tabular format, all required versus provided landscape calculations.
18. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
19. 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)
20. 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.
21. 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.
22. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
23. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.



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 note this at time of DRC 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Stairwells should egress only first floor.
2. Hotel rooms should have in-room safes.
3. Easily identifiable and accessible emergency communication devices shall be placed in the parking garage
4. Light-reflection type paint shall be considered to increase ability To observe movement in the parking garage
5. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
6. The use of electronic card access should be considered for entrance points, hotel rooms, and amenities areas.
7. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
8. Consider alarm systems for office spaces and anywhere money is handled/stored.
9. Pool area should incorporate safety features to prevent unsupervised children from accessing the pool.

Noted: This development will have adequate police protection by the use of proper site lighting, all new glazing and doors will be impact resistant, and CCTV and alarm system will be included.

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Please consider the following prior to submittal for Final DRC:

- 1.

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- 1.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste 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. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R19051

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. Ensure sidewalk is a minimum of 10 feet wide on **NW 7th Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
3. Ensure sidewalk is a minimum of 7.5 feet wide on **NW 3rd St**. 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. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
5. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
6. 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.
7. The inbound vehicular stacking requirement for a driveway adjacent to a *trafficway(NW 7th Ave)* must be the length of 2 spaces.
8. 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.
9. Proposed on street parking on NW 7th Ave must be coordinated with Broward County and must meet Broward county minimum design standards (10 feet wide).
10. Pick up drop of proposals will not be permitted on NW 7th Ave.
11. On street parking cannot be within the sight triangles and must not be within the upstream or downstream area please reference the FDOT Design Manual Table 212.11.2 Parking Restrictions for



Driveways and Intersections https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2019/2019fdm212intersections.pdf?sfvrsn=dfd09261_4.

12. An off-site parking agreement will be needed for the parking proposed parking lot west of the proposed hotel.
13. Is a parking reduction being requested? If so please schedule a meeting with Transportation and Mobility staff.
14. Bicycle parking is needed. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
15. 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.
16. Additional comments may be provided upon further review.
17. 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: R19051

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 Northwest 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. Pursuant to ULDR, Section 47-13.29.A.2 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 (954-828-5193). Please note any units will be allocated to pending projects based on order of project approval.
5. 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.
6. 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.
7. 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. Section, 47-13.29, NWRAC Design Standards
8. 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

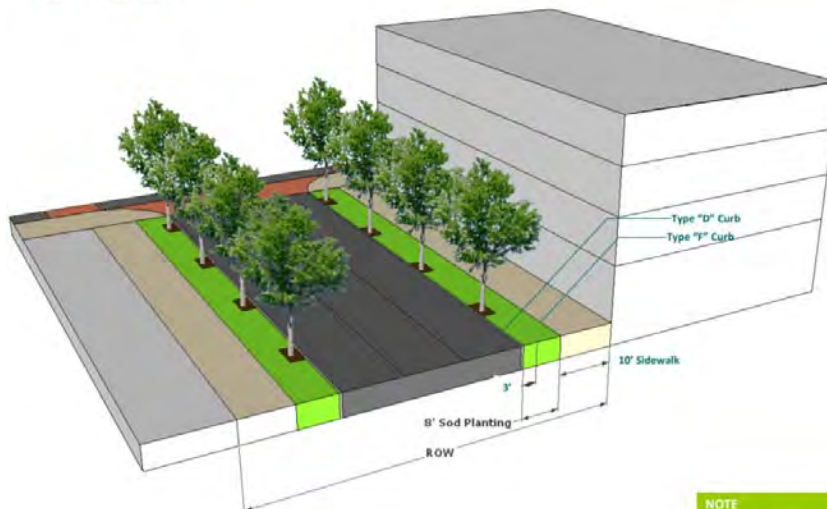


(<http://www.fortlauderdale.gov/home/showdocument?id=26257>) that is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (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 1/4" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
9. Provide an off-site parking agreement in order to use the proposed parking lot that is located off-site.
10. Pursuant to ULDR, Section 47-13.29.A.2 NWRAC-Illustrations of Design Standards redesign the streetscape along both NW 7th Avenue and NW 3rd Street to adhere to the street design examples. Please use the following street design examples:
- a. NW 7th Avenue

STREET DESIGN EXAMPLES: NWRAC-MU

NW 7th Avenue

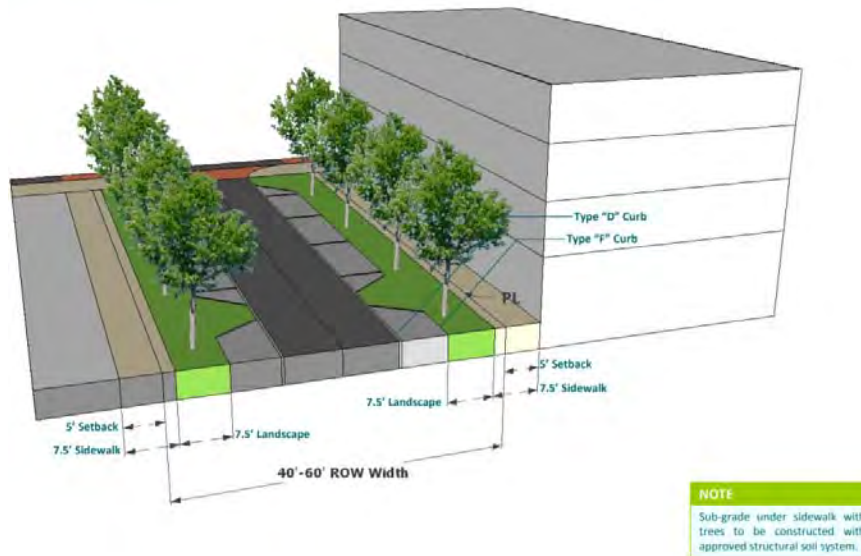




b. NW 3rd Street

STREET DESIGN EXAMPLES: NWRAC-MU

Secondary Streets



11. Provide the following change on site plan:
 - a. Provide documentation from Broward County Department of Transportation that drop-off area along 7th Avenue is permitted. If not permitted by Broward County, remove the proposed drop-off area on NW 7th Avenue.
 - b. Per Section 47-20.4.B.2.d, Provide a minimum 4' pedestrian path to parking facilities located off-site. Continue the pedestrian path along NW 3rd Street to the western edge of the west parcel where parking is located.
 - c. Provide safe pedestrian access to connect guest parking spaces to building entrance(s), and to sidewalks.
 - d. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - e. Show centerlines of all adjacent right-of-ways and dimension widths.
12. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
13. Please provide adequate landscape strip with shade trees between the curb and sidewalk to provide a safer, more usable and comfortable pedestrian environment and support proper shade tree growth and long-term sustainability. Discuss shade tree types with the Landscape Representative.
14. Street trees shall be planted and maintained along the public right of way abutting the property to provide a canopy effect. These trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21. Discuss shade tree types with the Landscape Representative.
15. Provide the following changes on elevations:
 - a. Show setback dimensions from the property lines on the elevation pages; and,
 - b. Ensure site plan and elevations match.



16. 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;
 - i) 1 bicycle parking space per 10 dwelling units; and,
 - ii) 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.

17. 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.

18. An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level I approval pursuant to Section 47-24.2. Discuss the parking reduction methodology and process with Engineering Design Manager. Please note that there is an associated fee for the parking reduction review that will be billed when complete.
19. 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. Please describe in detail the proposed use of the roof and if access is intended now or in the future.
20. 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. Parking overhang internal lighting fixtures and glare cannot be visible from neighboring properties.
21. 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>.

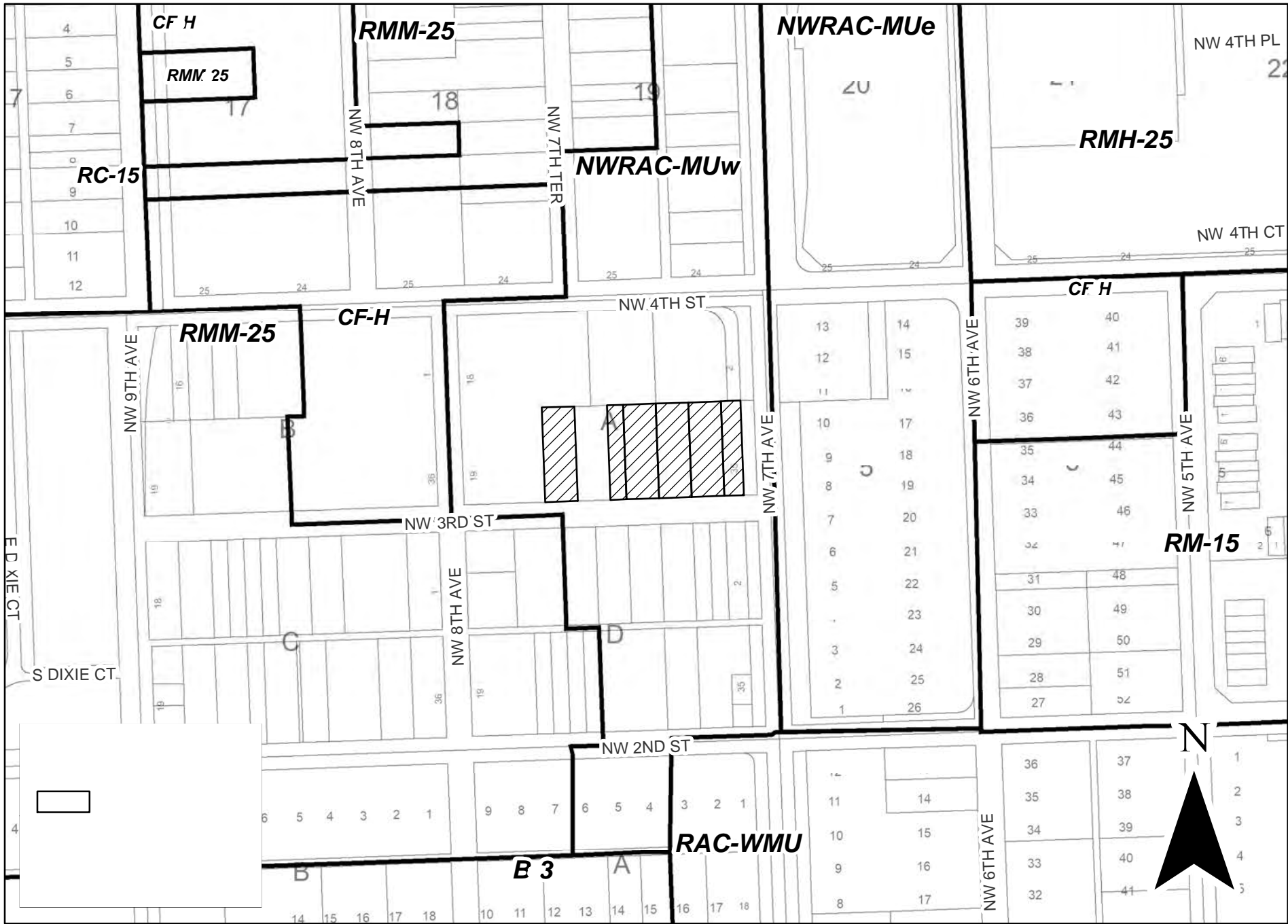
22. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS:

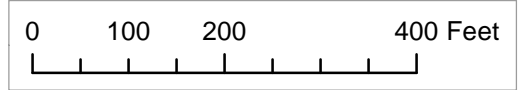
The following comments are for informational purposes.

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

23. Provide a written response to all Development Review Committee comments within 180 days.
24. All construction activity must comply with Code of Ordinance, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final Development Review Committee plans.
25. 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.
26. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
27. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner, Nicholas Kalargyros via email (NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
28. Additional comments may be forthcoming at the Development Review Committee meeting.



R19051



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

Case Number:	DRT19012	Zoning District:	NWRAC-MUw
Project Name:	HOTEL D'ARTS	Date of Review:	August 16, 2019
Project Address:	301 NW 7 TH AVENUE		

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. <u>COMMENT: N/A</u>			X	
S-2	Development above right-of-ways (air rights) does not occur. <u>COMMENT: N/A</u>			X	
S-3	Streets have reduced lane widths. <u>COMMENT: N/A</u>			X	
S-4	Traffic calming is utilized rather than barricading streets. <u>COMMENT: N/A</u>			X	
S-5	On-street parking is maximized on all streets. <u>COMMENT: ON 7TH AVENUE REMOVE DROP OFF AREA AND ADD ADDITIONAL STREET TREES</u>	X			
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.			X	
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. <u>COMMENT: DIMENSION THE CURB RADII OF ALL CURB CUTS. PLANS DID NOT HAVE A DIMENSION ON CORNER OF 3RD STREET AND 7TH AVENUE (MAJOR ROADS).</u>				X
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible. <u>COMMENT: VERIFY IF COUNTY WILL REQUIRE A 30 FOOT CORNER CORD.</u>			X	
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. <u>COMMENT: CLARIFY ON SITE PLAN WHERE ALL UTILITY LINES ARE. BURY UTILITIES ALONG 3RD STREET AND 7TH AVENUE. IF NOT ABLE PROVIDE DOCUMENTATION FROM UTILITY COMPANIES AND INDICATE REASON</u>		X		
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). <u>COMMENT: ADD ADDITIONAL SHADE TREES ON 7TH AVENUE AND REMOVE PROPOSED DROP OFF AREA</u>		X		
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. <u>COMMENT: PLEASE PROVIDE ADDITIONAL PEDESTRIAN AMENITIES IE, BIKE RACKS, WASTE RECEPTACLES, SEATING, ETC. COORDINATE LANDSCAPING ON GRAPHICS TO MATCH WITH SITE PLAN</u>		X		
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible. <u>COMMENT: REMOVE INGRESS/EGRESS FROM NW 7TH AVENUE AND EXTEND THE BUILDING/ADD PEDESTRIAN AMENITIES IN PLACE TO FURTHER ACTIVATE THE STREET.</u>		X		
S-13	Drive-thrus are avoided in most cases.			X	

STREET DESIGN STANDARDS: GENERAL COMMENTS					
PROVIDE WINDOW CUT-OUTS AT ANGLED CORNER WHILE PROVIDING ADDITIONAL ART.					
LIMIT THE NUMBER OF BLANK WALLS					
PLACE LANDSCAPING IN AREAS THAT DO NOT IMPEDE DIRECT PEDESTRIAN ACCESS.					
ENSURE SITE PLAN, LANDSCAPE PLAN, ELEVATIONS AND RENDERINGS ARE CORRECTLY REFLECTED.					

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. <u>COMMENT: REMOVE INGRESS/EGRESS ON 7TH AVENUE.</u>		<u>X</u>		
B-2	Structured parking design is well integrated into the overall building design. <u>COMMENT: PROVIDE ACCESS FROM SECONDARY STREET (3RD STREET). MINIMIZE VISUAL EXPOSURE OF PARKING BY LOCATING ACTIVE SPACE ON THE GROUND FLOOR ALONG THE STREET. WHERE STRUCTURED PARKING MUST BE EXPOSED TO THE STREET, EXCEPTIONALLY CREATIVE SOLUTIONS SHOULD BE EXPLORED SUCH AS DRAMATIC AND/OR ELEGANT BUILDING FORM WITH A COMPELLING STREET PRESENCE, CONSISTENT AND INTEGRATED ARCHITECTURAL DETAILS, HIGH QUALITY, DURABLE EXTERIOR MATERIALS, RICHER MATERIALS PALETTE, MORE INTENSIVE DETAILS AND LIGHTING ENCOURAGED FOR THE STREET LEVEL. LANDSCAPING, PLAZAS, OR ACTIVE USES ARE ENCOURAGED TO CONCEAL OR ENHANCE ROOFTOP PARKING AREAS.</u>		<u>X</u>		
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street. <u>COMMENT: THE INTENT FOR THE AVENUE OF THE ARTS IS TO BE A PEDESTRIAN SCALED AVENUE WITH ACTIVATED GROUND FLOOR AMENITIES. THE MAIN ENTRANCE IS ON 7TH; HOWEVER, THERE IS AN OPPORTUNITY TO CREATE DOUBLE STORY HEIGHT AT THE CORNER AND SHIFT THE ENTIRE CORNER BACK WHICH WILL HELP TO CREATE A USABLE SPACE AT CORNER TO CREATE A SENSE OF ARRIVAL. ADDITIONAL TRANSPARENCY IN THE FORM OF GLASS COVERAGE WILL CREATE AN ACTIVE PEDESTRIAN REALM AND MORE PRESENCE FOR THE LOBBY. ADDITIONAL ENTRANCES ALONG THE STREET ENCOURAGE PEDESTRIAN ACTIVITY, IN GENERAL, THE MORE PEDESTRIAN ENTRANCES ALONG A STREET, THE MORE ACTIVE AND INTERESTING THE STREET BECOMES. IF INTERIOR-BLOCK PARKING EXISTS, THERE MAY ALSO BE SECONDARY ENTRANCES FROM THE PARKING AREA, OR MID-BLOCK PEDESTRIAN PASSAGES FROM PARKING AREAS TO THE STREET. REFERENCE B-4 IN NORTHWEST RAC: ILLUSTRATIONS OF DESIGN STANDARDS FOR EXAMPLES.</u>		<u>X</u>		
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. <u>COMMENT: INTEGRATE COURTYARD AND/OR PLAZA ALONG 7TH AVENUE FRONTAGE TO ACTIVATE THE PUBLIC REALM. REFERENCE B-3</u>		<u>X</u>		
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. 	<u>X</u> <u>ON</u> <u>3RD</u>	<u>X</u> <u>ON</u> <u>7TH</u>		

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: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line. <u>COMMENT: SHIFT BUILDING BACK TO ACCOMMODATE 8-FOOT LANDSCAPE AREA FOR STREET TREES AND 10-FOOT SIDEWALK</u>				
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 <u>COMMENT: STEPCBACK REQUIRED ABOVE 45 FEET</u>	X			
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 <u>COMMENT: STEPCBACK REQUIRED ABOVE 45 FEET.</u>		X		
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. <u>COMMENT: DIMENSION STREETWALL LENGTH</u>				X
B-9a	Buildings do not exceed maximum height dimensions 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-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 <u>COMMENT: CITY COMMISSION REVIEW REQUIRED ABOVE 45 FEET AS WELL AS A STEPCBACK OF 15 FEET PROVIDED ABOVE 45 FEET IN HEIGHT</u>		X		
B-9b	Maximum Floorplate: <ul style="list-style-type: none"> Commercial 32,000 square feet <u>COMMENT: PROVIDE FLOORPLATE DIMENSION</u>				X
B-9c	Minimum Tower Separation: <ul style="list-style-type: none"> 40 feet (depending on floorplate) <u>COMMENT: PROVIDE STEPCBACK DIMENSION FOR PORTION OF BUILDING ABOVE 45 FEET FROM THE PROPERTY LINE.</u>				X
B-9d	Minimum First Floor Height: <ul style="list-style-type: none"> Fifteen (15) feet <u>COMMENT: CREATE DOUBLE STORY HEIGHT AT CORNER OR NW 3RD STREET AND 7TH AVENUE. REFERENCE B-3.</u>	X			
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 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 <u>COMMENT: PROVIDE DIMENSIONS ABOVE 45 FEET</u>				
B-11	Where buildings abut existing residential development a transition zone shall be established.			X	

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"> Minimum Yard Setback: 15-feet Maximum Shoulder Height: 45-feet Minimum Tower Stepback: 15-feet <p>COMMENT:</p>				
B-12	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street". COMMENT: N/A			X	
B-13	Towers contribute to the overall skyline composition. COMMENT: N/A			X	
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. COMMENT: PROPER ARTICULATION/MASSING/HIGH-QUALITY BUILDING MATERIALS ARE NEEDED. BUILDING SHOULD BE PEDESTRIAN SCALED. SEE PHOTO EXAMPLES PROVIDED AT THE END OF THE DOCUMENT. ADD ADDITIONAL WINDOWS AT CORNER OF BUILDING FACING 3 RD STREET AND 7 TH STREET TO ACTIVATE THE STREET ENTRANCE.		X		
B-15	Buildings are of high quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship. COMMENT: REFERENCE B-14		X		
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. COMMENT: REFERENCE B-14		X		
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. COMMENT: PROVIDE A DIVERSIFICATION OF BUILDING MATERIALS/ELEMENTS AT STREET LEVEL TO ACTIVATE THE PEDESTRIAN REALM. REFERENCE B-3 AND B-14. PROVIDE DOUBLE-STORY ENTRY HEIGHT. EXTEND BUILDING TO LINE THE PARKING GARAGE ENTRANCE ON 7 TH AVENUE		X		
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% COMMENT: REFERENCE B-3. ALSO, PROVIDE GROUND FLOOR GLAZING PERCENTAGE CALCULATIONS FOR BOTH 3 RD STREET AND 7 TH AVENUE				X
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse. COMMENT: N/A			X	
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment. COMMENT: REFERENCE B-14		X		
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings. COMMENT: PROVIDE ADDITIONAL SHADING DEVICES ON 3 RD STREET AND INCORPORATE THEM INTO A GRAND ENTRANCE OVER THE PROPOSED LOBBY. PROVIDE MORE INFORMATION ON THE ENTRANCE CANOPY ON 7 TH AVENUE. PEDESTRIAN COMFORT AND VISUAL INTEREST CAN BE ACHIEVED THROUGH CONSISTENT USE OF A VARIETY OF SHADING DEVICES IN CONJUNCTION WITH STREET TREES. THESE ELEMENTS MAY PROJECT BEYOND BUILDING SETBACK LINES, AS PERMISSIBLE. SOME OPTIONS INCLUDE: AWNINGS, ARCADES, EYEBROW OVERHANGS, AND MISCELLANEOUS SHADE STRUCTURES		X		

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-22	Active and 'extroverted' ground floors with retail are located in strategic locations. <u>COMMENT: N/A</u>			X	
B-23	In residential buildings, ground floor units have individual entrances. <u>COMMENT: N/A</u>			X	
B-24	Balconies and bay windows animate residential building façades. <u>COMMENT: N/A</u>			X	
B-25	The 'Fifth Façade' of a building is treated as part of the total design. <u>COMMENT: PLEASE PROVIDE ROOFTOP PLANS. ENCOURAGE GREEN ROOFS AS VISUAL AMENITIES THAT PROVIDE A COMBINATION OF USABLE, LANDSCAPED SPACES (RECREATION & OPEN SPACE BENEFITS) AND SUSTAINABLE ROOF TREATMENTS (ENVIRONMENTAL BENEFITS).</u>				X
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. <u>COMMENT: MINIMIZE "LIGHT TRESPASS" (LIGHT SHINING IN WINDOWS) BY PRECLUDING UNSHIELDED FLOODLIGHTS, HIGH WATTAGE PEDESTRIAN LIGHTS, WALL PACKS, AND OTHER UNSHIELDED LIGHT SOURCES THAT ARE IMPROPERLY LOCATED AND POORLY AIMED. MINIMIZE "LIGHT POLLUTION" (UNCONTROLLED LIGHT TRAVELING INTO ATMOSPHERE) THAT CONTRIBUTES TO "SKY GLOW" BY AVOIDING UNSHIELDED LIGHT SOURCES AND EXCESSIVELY HIGH LIGHTING LEVELS THAT ARE IMPROPERLY LOCATED AND AIMED.</u>		X		
B-27	Noise pollution as a result of building design is mitigated. <u>COMMENT: MECHANICAL EQUIPMENT, EXHAUST FANS, GENERATORS AND OTHER SIMILAR NOISE-PRODUCING EQUIPMENT SHOULD BE MUFFLED AND DIRECTED AWAY FROM STREETS, PUBLIC SPACES, AND ADJACENT PROPERTIES.</u>				X

REFERENCE IMAGES





