



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** September 10, 2019

**APPLICANT:** 401 Fourth, LLC.

**PROJECT NAME:** 401 NE 4th

**CASE NUMBER:** R19057

**REQUEST:** Site Plan Level II Review: 4,111 Square Foot  
Retail Building in Downtown Regional Activity  
Center

**LOCATION:** 401 NE 4th Street

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

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

**CASE PLANNER:** Nicholas Kalargyros



**Case Number: R19057**

**CASE COMMENTS:**

1. Provide the Florida Building Code Building Type.
2. Indicate the Occupancy in each Space with FBC compliant Occupation Separation
3. Designate Occupant Loads with Compliant Life Safety Egress Design.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

4. 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.
5. 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.
6. 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?nodeld=C\\_OOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C_OOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

7. On January 1<sup>st</sup>, 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](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: R19057

**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 North side of NE 4<sup>th</sup> Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.

**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 plat application (PL19003) 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 ALTA / NSPS Land Title Survey: Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
5. Proposed structures (i.e. building encroachment into 20' corner chord) shall not be constructed within existing or proposed right of way/ easements. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.



6. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
7. Proposed structures (i.e. storm drain infrastructure) shall not be constructed within proposed 20' corner chord dedication on southwest corner of NE 12<sup>th</sup> Street & NE 2<sup>nd</sup> Avenue intersection.
8. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
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. 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.
11. Building located on southeast corner of proposed development as well as on street parking violates the 25' site triangle criteria. Provide correct location and orientation of driveway sight triangles on Site Plan and shift Building and parking as appropriate.
12. Provide and label sight triangle (per the most current FDOT Design Manual Chapter 212.11.5, FDOT Greenbook, or ULDR) on the Site Plan, Landscape Plan, and Civil Plans. The greater distance of the three guidelines shall be applied as appropriate to provide for the safety of the motorists and pedestrians.
13. Proposed exterior building doors shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
14. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. 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.
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. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for proposed driveway access points. Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website,
17. Sheet C1.1: Show truck turning movement into the proposed development (via NW 9<sup>th</sup> Terrace) from State Road 838 / W Sunrise Boulevard from westbound outside travel lane, not from westbound middle travel lane as shown.
18. Coordinate with appropriate transit agency for bus stop relocation during construction and after construction.
19. 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](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.

20. 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.
21. 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.
22. Please email [CRBARRETT@FORTLAUDERDALE.GOV](mailto: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).
23. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
24. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan (see City Standard Details 300 and 301). Sanitary sewer clean out must be provided at property line per City standards (see City Standard Detail 213). Also provide disposition of existing services (i.e. water services and sewer laterals).





25. 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.
26. Conceptual Paving, Grading, and Drainage:
  - 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, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
  - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (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.
27. 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.
28. 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.
29. 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.
30. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be **over 2'** higher than existing ground), 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](mailto:rbenton@fortlauderdale.gov).
31. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Especially where proposed elevations appear to be **over 2'** higher than existing ground. Provide correspondence and depict information on plans accordingly.
32. 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.
33. 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, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
34. 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.
35. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
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.



Case Number: R19057

**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 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.
3. 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.

4. 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.
5. Please correct the tree disposition sheet as to calculations.
6. 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.
7. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.





8. 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.
9. 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.
10. 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 look into proposing three (staggered height) individual signal cane palms (minimum 16 feet OA) installed as a cluster with each palm a maximum 5 feet apart at their base to frame the corner.
11. Please verify street to street 25 feet sight triangles and the impact to the proposed street parking stalls. Parking stalls in conflict with 25 feet sight triangles may need to be removed, please propose landscape materials and trees within these areas.
12. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
13. Please investigate minimum sidewalk width in order to propose landscape materials along the building; such as the neighboring project to the west, where appropriate to soften the wall for the pedestrian realm.
14. During staff review it was brought up that there may be a future project for street parking and bike lane along NE 4<sup>th</sup> ST., please contact T.A.M. for verification and specs. A redesign of 4<sup>th</sup> ST may be warranted.
15. Peninsular and island landscape areas.

Peninsular and island areas shall be located at the end of a row of more than two (2) consecutive parking spaces where the row terminates at an aisle or driveway and either: Adjacent to parking stall No.12 there is to be a peninsular tree island between the sidewalk and the parking stall with a minimum 8 feet inside to inside curb.
16. Within the table for landscape requirements of required vars proposed, please identify trees for VUA and the trees for the residential buffer yard. Being that the VUA tree requirement and the Buffer yard requirement are two separate requirements, please provide shade tree, flowering tree, palm tree and optional trees break down for the VUA and the buffer yard tree requirement separately.
17. Section 47-25.3.d.(ii)(iii)(iv) Neighborhood Compatibility Requirements
  - b.
    - (ii) Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.



- c. (iii) *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in [Section 47-19](#), Accessory Uses, Buildings and Structures.
- d. (iv) *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with [Section 47-19.5](#) and subject to the following: Shall be located within, and along the length of the property line which abuts the residential property,

### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not this at time of this DRC submittal.
2. 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.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Consider pre-wiring individual units for an alarm system.
2. Secondary locks should be provided along with an 180 degree view finder on solid doors.
3. Consider implementing the use of CCTV to cover business entrances and rear access areas and parking areas.



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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 ULDR Section 47-19.4
7. Draw equipment on plan.
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. 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.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](mailto: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.



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**CASE COMMENTS:**

1. Ensure sidewalk is a minimum of **7 feet** wide on **NE 4<sup>th</sup> St, NE 4<sup>th</sup> Ave, & NE 5<sup>th</sup> 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.
2. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
3. Coordinate with Catherine Prince (CPrince@fortlauderdale.gov (954-828-3794)) from transportation and mobility on proposed street scape and bicycle lane widths on NE 4th St. There is a proposed street scape in development including on street parking protected bike lanes, sidewalk, landscaping etc.
4. On street parking cannot be within the sight triangles and must not be within the upstream or downstream area; please refer to 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](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2019/2019fdm212intersections.pdf?sfvrsn=dfd09261_4).
5. The city reserves the right to meter on street parking stalls in the public right of way.
6. Coordinate with Broward County on the proper design of their existing bus stop location.
7. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
8. 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.
9. 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.
10. 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.
11. 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.
12. Additional comments may be provided upon further review.
13. Signature required.





**GENERAL COMMENTS:**

Please address comments below where applicable.

14. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
15. 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.
16. 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: R19057

**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 Downtown 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. Located in the Downtown Regional Activity Center (D-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 (Section 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 (954-828-5193).
4. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) and may be eligible for incentives through the CRA programs. Contact Clarence Woods, CRA Manager at 954-828-4519 or via email at [CWoods@fortlauderdale.gov](mailto:CWoods@fortlauderdale.gov) for additional information.
5. A plat application (PL19003) for the proposed location is currently in review. Ensure that proposed project is consistent with the proposed plat and the Florida Power & Light easement proposed to be vacated is vacated through the platting process.
6. An administrative review application (A19029) for the existing building on the proposed site is currently in review. Ensure that proposed project is consistent with the administrative review plans.
7. Provide the following graphics of the proposed and existing buildings on site:
  - 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 nighttime renders of proposed development;
  - c. Provide pedestrian-level perspective renderings of project as viewed along NE 4<sup>th</sup> Street; and,
  - d. Provide detail of ground floor elevations identifying and labeling proposed building materials.
8. Pursuant to the Downtown Master Plan (DMP) the following street design shall be applied for frontages along NE 4<sup>th</sup> Street, NE 4<sup>th</sup> Avenue, and NE 5<sup>th</sup> Avenue:



LOCAL STREETS STREET DESIGN EXAMPLE

REVISED MAY 2007

**NOTE ON LARGE SHADE TREES:**  
Large shade trees (e.g. Live Oak) should be 20'-22' in overall height, with at least 8' spread, 6" clear trunk and 5"-6" caliper.

**NOTE ON SUB-GRADE UNDER SIDEWALKS:**  
Sub-grade under sidewalk with trees to be constructed with approved structural soil system.



PROPOSED

[Figure 4.72]

**NOTE ON STREET DESIGN EXAMPLES:**  
The street design examples illustrate principles and guidelines, and do not represent fully engineered solutions. Other alternatives are acceptable, as long as they satisfy the fundamental urban design principles of the Master Plan. The City has the flexibility to work with the Master Plan street design recommendations to make them compatible with changing or unforeseen conditions, and ongoing studies.



[Figure 4.73] Key map

9. Consult with Transportation and Mobility staff regarding the NE 4<sup>th</sup> Street streetscape to ensure compatibility with future streetscape project.
10. 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.
11. 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.
12. Provide the following changes on site plan:
  - a. Relocate dumpster away from local street and place where on-site parking space #1 is currently. Shift northern parking lot east to allow for dumpster relocation on the western end;
  - b. Label the radii dimensions at entrance;
  - c. Provide a seamless link between the existing building, the proposed courtyard and the proposed commercial building; and,
  - d. Relocate bike rack at NE 4<sup>th</sup> Avenue, closer to the existing building entrance.
13. Provide the following changes on elevations:
  - a. Show setback dimensions from the property lines on the elevation pages;
  - b. Provide detail of cladding material to be used; and,



- c. Consider adding transparency or architectural features along the north elevation to mitigate the view of a blank wall from the apartments just north of the proposed development.
14. The roof top of the building should be treated as part of the overall design. Consider incorporating a green roof as a visual amenity that provides a combination of useable landscaped space and a sustainable roof treatment. Further, consider activating the roof top through the use of seating if a restaurant is included in the proposed development. As a one-story building, the roof will be a prominent view from neighboring multi-story buildings.
15. 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) One 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;
  - d. Please email Benjamin Restrepo at [brestrepo@fortlauderdale.gov](mailto: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; and,
  - e. Consider installing a bike-sharing station as an amenity for tenants and patrons.
16. 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.
17. 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.
18. A Design Review for the proposed development has been conducted by the Design Review Team (DRT) and may be found at the end of the Development Review Committee Comment Report. Please provide a point-by-point response to Design Review Team (DRT) comments.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

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

19. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.



20. 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.
21. 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.
22. 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](mailto:NicholasK@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.



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

<b>Case Number:</b>	DRT 19013	<b>Zoning District:</b>	RAC-CC
<b>Project Name:</b>	401 NE 4 <sup>th</sup> Street	<b>Character Area:</b>	Near Downtown
<b>Project Address:</b>	401 NE 4th Street	<b>Date of Review:</b>	8-26-19

<b>PRINCIPLES OF STREET DESIGN</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
S1	Maintain fine-grained street grid: discourage vacations.			√	
S2	Utilize Traffic Calming rather than blocking streets. <i>Consult with Transportation and Mobility (TAM).</i>				√
S3	Maximize on-street parking except on major arterials. <i>Consult with TAM.</i>				√
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). <i>Consult with TAM.</i>				√
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.	√			
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. <i>Provide palms at corners in groups of singles. Number and species may vary by space available.</i>				√
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			√	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials. <i>Provide radii dimensions on site plan at a minimum.</i>				√
S12	Discourage curb cuts on "primary" streets.	√			
S13	Encourage reduced lane widths on all streets. <i>Consult with TAM.</i>				√
S14	Encourage reduced design speeds on all RAC streets (15 – 40 mph). <i>Consult with TAM.</i>				√
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	√			
S16	Bury all power lines in the Downtown Area. <i>Provide letters of no objection from utility companies. To avoid conflicts with Downtown Master Plan streetscape design, inform Planning staff of any conflicts or objections as soon as possible.</i>				√

PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	√			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	√			
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	√			
B4	Framing the street: encourage maximum building 'streetwall' length of 300 feet.	√			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).			√	
B6	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			√	
B7	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.			√	
B8	Surface parking: discourage frontage and access along 'primary' street.	√			
B9	Parking garages: encourage access from secondary streets and alleys.			√	
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.			√	
	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. <i>Through effective screening and/or fixture shield detail, insure that garage lighting will not be visible from surrounding streets. Provide details.</i>				√
B19	Mitigate noise pollution. <i>Comply with Code of Ordinances Chapter 17 - Noise Control in the</i>				√

	<i>Code of Ordinances of the City of Fort Lauderdale, Florida regarding mechanical noise baffling requirements.</i>				
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). <i>Consider roof top for restaurant use or through plant materials and decorative gravel for building identification, branding, promotion or simply landscape art. As a one-story building, roof will be prominent from above</i>		√		

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. <i>Provide elevation details indicating cladding materials.</i>		√		
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.			√	
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. <i>Provide building sustainability narrative.</i>				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	√			
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.				√

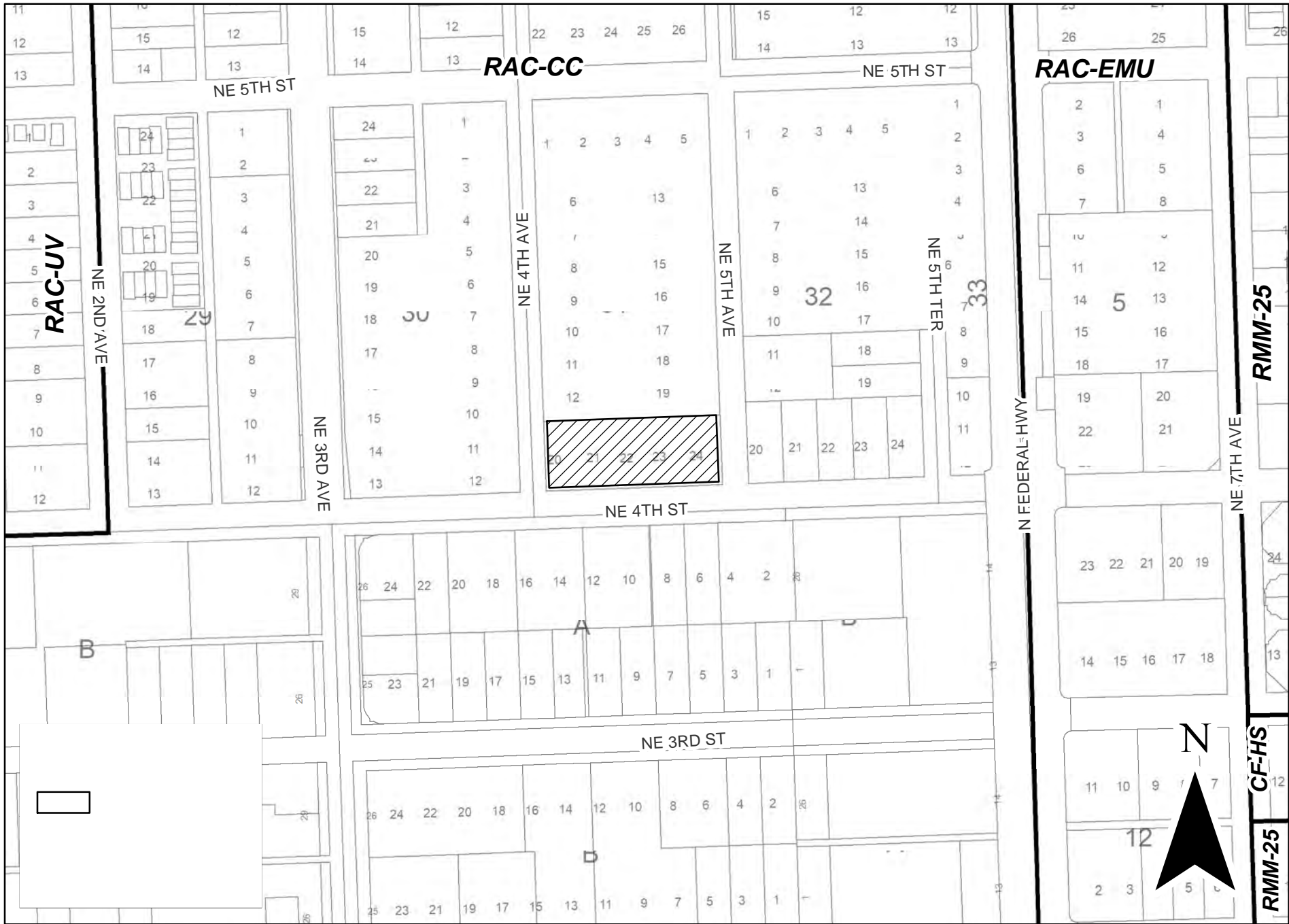
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	✓			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level. <i>Gaging how this principle is addressed requires depiction of both buildings.</i>				✓
SF3	Encourage durable materials for ground floor retail and cultural uses. <b>Encouraged: metal, stone, glass, concrete, plaster</b>  <b>Discouraged: plywood sheathing, vinyl / aluminum siding, EIFS</b>				✓
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	✓			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	✓			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).	✓			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			✓	
SF8	Encourage well-designed night lighting solutions. <i>Provide nighttime rendered perspective of both buildings.</i>				✓

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: preferred 32,000GSF floorplate max.</i> <i>Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max.</i> <i>Residential: Buildings up to 30 floors: preferred 12,500GSF floorplate max.</i>				✓	

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. <i>Consult with Transportation and Mobility (TAM).</i>				✓
T4	Encourage bike connections to transit stops and bike parking. <i>Consult with Transportation and Mobility (TAM).</i>				✓
T5	Parking consistent with TOD Principles.			✓	
	Encourage structured parking with screening or liner building if parking provided.			✓	

	Surface parking should be configured into smaller lots rather than one large lot.		√	
	Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.		√	
	Parking should not face onto plaza or park space of any transit station.		√	
	Include parking for mopeds, scooters, motorcycles, and other similar vehicles.			√
T6	Incorporate Transportation Demand Management (TDM).		√	
	Encourage carpooling or vanpooling.		√	
	Encourage car or bike sharing. <i>Consider installation of a B-cycle bike share station as an amenity for residents and visitors. Contact Jeff Torkelson, Executive Director, Broward B-cycle, 954-540-7609, <a href="mailto:jtorkelson@browardbicycle.com">jtorkelson@browardbicycle.com</a>. Broward B-cycle now also offers electric-powered bikes.</i>			√
	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. <i>Provide building sustainability narrative.</i>			√
T9	Create attractive, active and safe multimodal systems.		√	





R19057

