



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 22, 2019

APPLICANT: KEITH - Florentina Hutt

PROJECT NAME: Seven on Seventh

CASE NUMBER: R18078

REQUEST: Site Plan Level II Review: 72 Affordable Residential Units in Northwest Regional Activity Center

LOCATION: 920 NW 7th Avenue

ZONING: Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe)

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

CASE PLANNER: Adam Schnell



Case Number: R18078

CASE COMMENTS:

- 1) Designate Fair Housing Provisions FBC Accessibility.
- 2) Show Dimensioned Living Spaces Compliant to FBC Section 1208 sixth edition.
- 3) Provide Designated Compliance to Parking Garage Closed Air Parking per FBC 406.6

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: R18078

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 east 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 permanent Sidewalk Easement as appropriate along north side of NW 9th Street and west side of NW 6th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show/label delineation in the plans.
- c. 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. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
 - a. It does not appear that the information (plat book & page) for the corner accord at the northeast corner at the NW 7th Avenue and NW 9th Street is correct. Please clarify and update the survey.
2. Please provide a copy of the recorded vacation ordinance (Case #V18006).
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.
 - a. Please clarify on the demolition plans if the existing onsite catch basins will remain or be removed.
4. Please be advised that all proposed improvements within or adjacent to Right-of-Ways within Broward County (BCHCED) and City of Fort Lauderdale jurisdiction are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public



purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

a. NW 7th Avenue – Broward County Highway Construction & Engineering Division (BCHCED)

5. Proposed structures (i.e. drainage structure/well within sidewalk easement) shall not be constructed within existing or proposed right of way/easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
7. 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.
8. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to north property boundary.
9. Discuss status of agreement with adjacent property owner to the north that apparently allows proposed site improvements through their property, which is slated to serve 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.

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.

Landscape plan shows sight triangle obstructions in City right of way at NW 9th Street / NW 6th Avenue intersection. Also, rights of way at NW 7th Avenue (County Road) / NW 9th Street (City Road) intersection contain multiple trees located within sight triangle.

11. Existing property boundary delineated in proposed development plans (especially Civil plans) shall be consistent with that shown in corresponding ALTA / NSPS Land Title Survey.
12. 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, NW 9th Street, and NW 6th Avenue; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement



boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation/section details, as appropriate.

13. Proposed exterior building doors, loading zone doors, dumpster doors, etc. 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; including dumpster doors that open into 12.5' Alley Right-of-Way (north side of property). Provide sidewalk between proposed building and adjacent drive aisle.
14. 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. Concrete apron shall also be placed entirely on private property.
15. 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.
16. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation/section details, as appropriate. Label vertical clearance above public access sidewalks along NW 7th Avenue, NW 9th Street, and NW 6th Avenue if any building overhang is proposed; public access sidewalk located along NW 7th Avenue, NW 9th Street, and NW 6th Avenue should match corresponding Site Plan, with respect to Right-of-Way boundaries.
17. Provide and label typical roadway cross-sections for the proposed development side of State Road 838/W Sunrise Boulevard, NW 9th Street, and NW 6th Avenue: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
 - a. Please ensure a valley gutter will be constructed between the on-street parking and travel lane along NW 9th Street and NW 6th Avenue.
 - b. Please clarify detail note regarding matching existing curb elevation along NW 6th Avenue. It does not appear that existing curb is not located along the travel lane beyond the limits of construction.
18. 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.
19. Depict existing sidewalk adjacent to the development along NW 7th Avenue, SW 5th Street and NW 6th Avenue and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.



20. Continue concrete sidewalk across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for proposed NW 7th Avenue and NW 6th Avenue driveway access points (coordinate with FDOT).
21. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
22. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
 - d. 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.
 - e. 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.
23. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.

Per City DSD Memorandum dated October 8, 2019, in no case shall the maximum length of a dead-end drive aisle exceed 10 parking spaces on either side without providing a 3-point turnaround area and shall not exceed 20 parking spaces on either side with a 3-point turnaround area.
24. 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.
25. 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.
26. 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 loaded 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.

27. 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.
28. 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.
29. 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>
30. 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).
31. Please be advised that the City does not have 2½-inch water meters nor are 3-inch water mains permitted in the City Right-Of-Way. The proposed sewer manhole shall be located on-site within a utility easement. Label proposed water service material on conceptual Water and Sewer Plan.
32. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate and 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. Written correspondence shall be provided from property owner to the north of the site authorizing the existing drainage system from their property to connect to the proposed drainage wells. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.



- b. Demolition Plan shows portion of existing 12-inch RCP pipe being removed along NW 6th Avenue. Please clearly indicate on Demolition Plan that this portion of pipe will be replaced with an exfiltration trench and show clear connectivity to existing storm drain on Paving, Grading, and Drainage Plan. Be advised that the City requires proposed drainage in the Right-of-Way to be a minimum of 15-inches.
 - c. 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).
 - d. 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.
 - e. Additional coordination maybe required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend and South East Isles neighborhoods which are part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
33. 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.
34. 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.
35. 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.
36. 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.

37. 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.
38. 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.
39. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
40. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18078

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 structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. 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.

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.

- 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.

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 investigate the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

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

3. 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.
4. 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.



5. Within the NWRAC-MU district 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. Ornamental trees adjacent to the parking stall minimum 12 feet in height, 6 feet spread, 6 feet canopy clearance, maximum 20 feet on centers.
 - a. 7th AVE appears to have room for additional street trees at the bus stop area. Please verify with the County if this area at the bus stop is to be void of street trees and provide documentation of communication from the County. The Department is asking that the street trees within this bus stop area be in tree pits allowing the paved areas surrounding be for the pedestrian movement for on and off the bus.
 - b. Secondary Streets such as NW 9th ST and NW 6th AVE Guidelines indicate that the use of smaller maturing trees is to be adjacent to the parking stalls within the sidewalk. Bulb-outs with larger shade trees after every two parking stalls. Providing a bulb-out after three parking stalls in a row have been proposed adjacent to site developments previously, please provide written justification to substantiate the request veering from the Design Guidelines.
6. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2.Q.3 and ULDR 47-35.
 - a. Please verify with the Engineering Department as to parking within the sight triangle. In the pass these areas would be not paved but would be landscape areas. Please propose landscape materials in these areas, Trees may be proposed within sight triangle providing they have a minimum 8 feet canopy clearance.
7. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
 - b. Please verify approval from the County for streetscape along NW 7th AVE for it appears to extend out into the travel lane reducing from two north bound travel lanes down to one north bound travel lane.
8. There are existing trees on this site that may be good candidates for relocation rather than destroying. Please have certified ISA Arborist evaluate the existing trees for possible relocation. 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 tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Permit not required for preparation of trees for relocation, please have Arborist provided prescriptive actions to follow for tree relocation.
9. Provide, in tabular format, all required versus provided landscape calculations.
10. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
 - a. Please provided all utilities on Landscape plan.



11. Existing tree number 61 Live Oak that is a large, desirable tree within the public realm. Please redesign this area to have this tree remain in place.
 - a. Section 47-21.15.A.3. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted.

12. In regards with proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows:

“The edge of any City’s existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5’ minimum (7’ preferred) horizontal clearance from any proposed tree’s root system and with appropriate root barriers per City’s landscaping regulations. “

The 5’ min, 7’ preferred hor. requirement should be measured from the outer edge of the storm pipe or exfiltration trench to the radius of the tree root system—not from the center of a tree to the center of a pipe or other.

 - a. Large shade trees 10 feet horizontal clearance is requested 7 feet then root barriers needed. The 5 feet horizontal clearance is acceptable for smaller maturing trees being proposed. Please provide street trees and trees within bulb outs as requested within the design guidelines.
 - b. Please identify all underground utilities, redesign of underground utilities or site building may be required to fulfill design guidelines of the streetscape.

13. 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.

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

15. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.



GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site 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 currently at this 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 follow ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garage, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, storage rooms, maintenance rooms, loading dock areas, and common areas. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. Will there be any access control into the garage?
5. The residential lobby should be access controlled and provide a video call box for visitors.
6. Elevators should be access controlled if lobby is not locked.
7. The use of electronic access should be considered for all entrance doors/points.
8. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
9. All stairwells should egress only first floor.
10. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
11. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
12. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
13. Consider pre-wiring retail spaces, offices, residential, and any area where money is handled or stored for an alarm system.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. Draw equipment on plan to show it will fit in trash room.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
10. 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.
11. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
12. 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: R18078

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 9th St & NW 6th 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.
4. The number of travel lanes and travel lane widths on NW 7th Ave must be maintained as existing unless Broward County Traffic has approved the lane elimination and lane reduction request. Adjust the plans accordingly and provide a cross section of NW 7th Ave from the eastern right of way line to the western right of way line.
5. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. 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.
8. The inbound vehicular stacking requirement for a driveway adjacent to a *trafficway*(NW 7th Ave) must be the length of 2 spaces.
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. 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.

11. ADA Parking stalls cannot be place in a location where a disabled person would be crossing behind other parked vehicles, adjust the parking layout accordingly.
12. 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.
13. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
14. Additional comments may be provided upon further review.
15. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated North West 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) Verify that the copy of plat provided with the application is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Please contact the Broward County Planning and Development Division to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 5) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public-school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 6) The plans show a shared plaza space on the northwest corner of the site. All offsite improvements require letters of authorization from all applicable property owners. Provide an authorization letter from Broward County authorizing site improvements on abutting property.
- 7) Per Unified Land Development Regulations (ULDR) Section 47-13.52.- NWRAC-MU Special Regulations, "Any development requesting additional height pursuant to Section 47.13.52.B, shall include at least ten percent (10%) of all units in a development as affordable housing" and provide all associated documentation as outlined within Section 47-13.52., prior to Final DRC signoff.
 - a. An Affordable Housing Development Plan shall be submitted, containing the requirements outlined in Section 47-13.52.B of the ULDR.

- b. Deed restrictions shall be filed with Broward County, as outlined in Section 47-13.52.B of the ULDR, prior to a certificate of occupancy being obtained.
- 8) Provide the following changes on site plan:
- a. Revise Engineering and Architectural plans to match one another, including, but not limited to setbacks and property line locations. Ensure all encroachments on abutting properties are removed.
 - b. Provide all dimensional measurements such as width and length of buildings, parking spaces, etc.
 - c. Per the requirements of the NWRAC Illustration of Design Standards, Section 3.5, secondary sidewalks shall contain at least seven and a half (7.5) feet of clear width for the sidewalk and landscaping abutting the parallel parking spaces along NW 9th Street and NW 6th Avenue.
 - Provide cross-sections of all right-of-way showing dimension of how it meets NWRAC Design Standards.
 - d. Provide dimensions of spacing between all street trees. Palms should be at corners and shade trees should be maximized on all rights-of-way, located between sidewalk and street, per the Illustration Guidelines.
- 9) Coordinate with Broward County on the placement of the proposed bus stop. Update plans to show bus stop prior to permitting.
- 10) Provide the following changes on elevations:
- a. The maximum shoulder height of a building is five (5) stories or sixty-five (65) feet in height. After the permitted shoulder height, a structure shall step back, from the face of a structure, no less than twelve (12) feet on primary streets and fifteen (15) feet on secondary streets. Update elevation and floor plans to reflect these requirements.
 - b. Provide a table showing floorplate square footage.
 - c. Show setback dimensions from the property lines on the elevation pages.
 - d. Provide additional articulation through projection, recession, and breaks in the façade along NW 9th Street and NW 7th Avenue.
 - e. Per building design standards, B-24 -provide balconies along NW 9th Street and NW 7th Avenue to animate residential building façades to add to the quality of residential units, which also contribute to the visual variety of the streetscape.
Please note, that balconies and bay windows may project beyond building setback lines to be coordinated with City Staff on a case by case basis, and subject to potential conflicts.
 - f. Consider incorporating walk-up units on the first floor with individual walkways and entrances to activate the public realm.
 - g. Provide the building materials delineated by the paint colors listed on elevation plans.
 - h. Provide additional screening of the parking garage on the east façade.
 - i. Update Sheet- A-2.4, Schematic Building Sections, to match the proposed building design.
 - j. Provide the percentage of window glazing of first floor commercial uses. Secondary streets require a minimum of 50% of clear glazing.
- 11) Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.
- 12) Additional comments are reflected in the attached DRT comments.
- 13)



GENERAL COMMENTS

- 14) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.
- 15) Please note any proposed signs will require a separate permit application.
- 16) 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.
- 17) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



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

Case Number:	DRT18014	Zoning District:	NWRAC-MUe
Project Name:	Seven on Seventh	Date of Review:	October 2, 2019
Project Address:	920 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.	X			
S-2	Development above right-of-ways (air rights) does not occur.	X			
S-3	Streets have reduced lane widths. <i>Follow street sections in NWDS and dimension accordingly.</i>				X
S-4	Traffic calming is utilized rather than barricading streets.			X	
S-5	On-street parking is maximized on all streets. <i>Follow street sections in NWDS and dimension accordingly.</i>		X		
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network. <i>Consult with Transportation & Mobility do determine if bike lanes are planned for any of the streets surrounding the project.</i>			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.		X		
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.			X	
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. <i>Provide documentation from utility companies indicating no objection to the burying of overhead utilities.</i>		X		X
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-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees). <i>Provide dimensions of spacing. Palms should be at corners and shade trees should be maximized on all right-of-ways, located between sidewalk and street</i>		X		
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.				X



S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.	X			
S-13	Drive-thrus are avoided in most cases.			X	
STREET DESIGN STANDARDS: GENERAL COMMENTS					
1.					
2.					

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.			X	
B-2	Structured parking design is well integrated into the overall building design. <i>Provide additional lining on east side</i>	X			
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.	X			
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.		X		
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <ul style="list-style-type: none"> Primary Street: The building frontage abutting a Primary Street should be built to the property line. Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line. 	X			
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 	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 	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. Dimension the building length				X



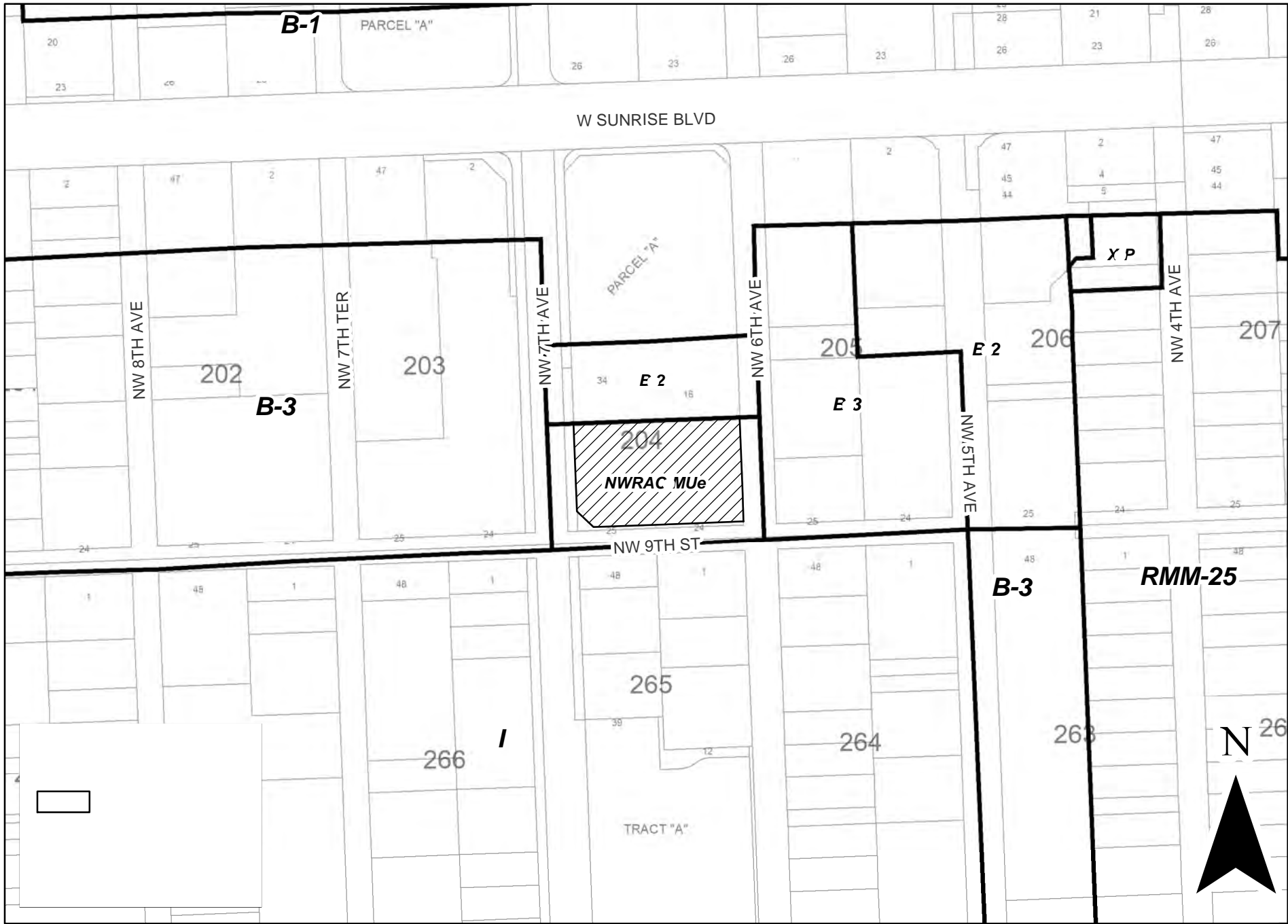
CHAPTER 4 BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE (NWRAC MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
B-9a	<p>Buildings do not exceed maximum height dimensions NWRAC-MUe and those properties that are located east of NW 2nd Avenue within the NWRAC-MUe Permitted Maximum Height up to, but no higher than 120 ft</p> <p>NWRAC-MUe west of NW 2nd Avenue Permitted Height up to, but no higher than 65 ft Max Height up to, but no higher than 110 ft * Provide Affordable Housing Development Plan.</p> <p>NWRAC-MUw Permitted Height up to, but no higher than 45 ft Max Height up to, but no higher than 65 ft*</p> <p>* Structures exceeding the permitted height threshold of the NWRAC-MUe, and NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B</p>				<u>X</u>
B-9b	<p>Maximum Floorplate:</p> <ul style="list-style-type: none"> • Commercial 32,000 square feet • Residential 12,000 square feet 				<u>X</u>
B-9c	<p>Minimum Tower Separation:</p> <ul style="list-style-type: none"> • 40 feet (depending on floorplate) 				<u>X</u>
B-9d	<p>Minimum First Floor Height:</p> <ul style="list-style-type: none"> • Fifteen (15) feet 	<u>X</u>			
B-10	<p>Towers do not exceed minimum stepback dimensions and maximum floorplate area.</p> <p>Minimum Tower Stepback Front Corner Side Rear</p> <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] <p>Maximum Floorplate / Minimum Tower Stepback</p> <ul style="list-style-type: none"> • Commercial <ul style="list-style-type: none"> ○ 32,000 square feet / 30 feet side and rear stepback ○ 20,000 square feet / 25 feet side and rear stepback ○ 16,000 square feet / 20 feet side and rear stepback • Residential <ul style="list-style-type: none"> ○ 12,000 square feet / 30 feet side and rear stepback ○ 10,000 square feet / 25 feet side and rear stepback ○ 8,000 square feet / 20 feet side and rear stepback <p>Please clarify. East elevation is 13-foot stepback doesn't match schematic building section on A-2.4</p>				<u>X</u>
B-11	Where buildings abut existing residential development a transition zone shall be established.			<u>X</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"> Minimum Yard Setback: 15-feet Maximum Shoulder Height: 45-feet Minimum Tower Stepback: 15-feet 				
B-12	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".	X			
B-13	Towers contribute to the overall skyline composition. Buildings that propose tower elements should be designed to contribute to the overall skyline composition of Fort Lauderdale. Buildings should have architectural/sculptural elements designed to be seen from the appropriate distances.		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.		X		
B-15	Buildings are of high quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship. PROVIDE BUILDING MATERIAL LIST				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. PROVIDE NARRATIVE				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. SEE B-15				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% PROVIDE GLAZING PERCENTAGE				X
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse.			X	
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment. PROVIDE NARRATIVE				X
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings. PROVIDE ADDITIONAL TYPES OF SHADING DEVICES		X		
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.	X			
B-23	In residential buildings, ground floor units have individual entrances. ENTRANCES SHOULD BE FLIPPED TO HAVE INDIVIDUAL ENTRANCES FROM STREET		X		
B-24	Balconies and bay windows animate residential building façades.		X		
B-25	The 'Fifth Façade' of a building is treated as part of the total		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
	design. <i>Use of roof for amenity space and/or green insulation is strongly encouraged.</i>				
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. <i>Provide nighttime renderings.</i>				<u>X</u>
B-27	Noise pollution as a result of building design is mitigated.				<u>X</u>
BUILDING DESIGN STANDARDS: GENERAL COMMENTS					
1.					
2.					



R18078

