



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 23, 2020

PROPERTY OWNER: ECI Flagler Village, LLC.

APPLICANT/AGENT: Stephanie J. Toothaker, Esq.

PROJECT NAME: Flagler Village

CASE NUMBER: PLN-SITE-20030009

REQUEST: Site Plan Level III Review: Conditional Use for Height,
143 Multi-Family Residential Units in Downtown Regional
Activity Center

LOCATION: 417 NE 1st Avenue

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Lorraine Tappen

Case Number: PLN-SITE-20030009

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses, occupancy classification, and occupancy load
2. Provide building construction type designation
3. Specify height and area compliance per Chapter 5 of the FBC
4. Provide Life Safety plan including life safety components along paths of egress per Chapter 10 FBC
5. Indicate code compliant sprinkler system per FBC
6. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
7. Designate Fair Housing Provisions FBC Accessibility
8. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602
9. Elevators hoistways and elevator lobbies shall comply with FBC Chapter 30

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?nodeld=C OOR_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: PLN-SITE-20030009

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' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). Sufficient information must be provided on survey in order to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties.

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

Ensure survey depicts all information requested above as well as any information beyond limits of property that maybe required for coordination between existing and proposed improvements adjacent to the site.



3. Discuss status of existing encumbrances such as easements (including whether public or private). 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 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. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
7. 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.
8. 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.
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](#). 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.
10. 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.



11. Improve portion of existing unimproved 15' Alley (fronting proposed development) with paving and drainage (per Public Works standards) to mitigate projected increase in vehicular traffic within Alley from proposed development.
12. 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.
13. Depict existing sidewalk adjacent to the development along N.E. 1st Ave. and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
14. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
15. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
16. For all levels in the parking garage:
 - a. 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.
 - b. Per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units (and valet parking per ULDR Section 47-20.16).
17. 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.
18. 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 dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
19. 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.



20. 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.
21. 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).
22. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - 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.
23. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.

24. 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.
25. 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.
26. 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.
27. 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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
28. 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.
29. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
30. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. 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-request-form>
2. 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).
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 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - 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.

4. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.
5. 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.
6. 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.
7. 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.
8. 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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
9. 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.
10. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
11. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20030009

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. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 6 feet canopy clearance and provided on maximum 30 feet centers within the curb.
 - a. Large maturing shade trees to be proposed when no utility conflicts exist.
 - b. The Department would be comfortable if *Peltophorum pterocarpum* trees were proposed within the bulb-outs. Reason being another site north of this site has already been approved with the same proposal of the Yellow Poinciana trees in bulb-outs along NE 1st AVE.
 - c. Large maturing shade trees require a minimum of 12 feet horizontal clearance from tree trunk to structure.
 - d. Please illustrate the measured distance between the trees within the sidewalk and their horizontal clearance to the structure.
 - e. Please design the trees within the curb starting closer to those within the bulb-outs that additional trees may be proposed within the public realm.
 - f. Please investigate proposing an additional bulb-out in the middle of the row of the on street parking to help mitigate the radiant heat effect from the paved areas.
 - g. Please design paved area between parking stall and sidewalk for pedestrian access to and from vehicle.
3. Please verify design guidelines for local streets, it appears that additional space may be able to be provided for the trees within the sidewalk.
4. Please verify if any drainage system will be required for the on street parking.
 - a. If drainage system to be proposed please design to accommodate the large shade trees of the streetscape.
5. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
 - a. Seven feet horizontal clearance may be provided with the use of root-barriers.
6. 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.

- a. Where conflicts exist, shift the utility and/or site amenities.
7. The plant list does not indicate the size of the proposed *Thrinax* palms.
8. Please indicate the amount of proposed sod within the plant list.
9. The Landscape area of the open space at grade requirement is only to be calculated within the site. From the Architectural plan it appears the calculation may have included the streetscape area.
 - a. Please provide an overlay sheet demonstrating landscape areas, their measurements and area totals verifying the requirement is being met.
 - b. It is agreeable that due to maintenance requirements, being two feet wide area and being on the north side of the site that rock is an acceptable proposed product within this area. Please do not include this area and the dog walk area from the areas to be calculated for the at grade landscape requirement. The landscape area calculation is to be of that area with living plant materials therein.
10. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance for trees in the bulb-outs.
11. 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.
 - a. Shade trees may be proposed within 15 feet of light poles 10 feet tall or less (pedestrian lighting).
12. 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.
13. 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.
14. Additional comments may be forthcoming after next.

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 at this time of 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.



Case Number: PLN-SITE-20030009

CASE COMMENTS:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Garage doors should be impact resistant.
4. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
5. All glazing should be impact resistant.
6. Units should be pre-wired for an alarm system.
7. Lighting and landscaping should follow CPTED guidelines.
8. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
9. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, hallways, and common areas. It should be capable of retrieving an identifiable image of a person.
10. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
11. All lighting and landscaping should follow CPTED guidelines.
12. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
13. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
14. All restricted areas and resident only areas should be access controlled and labelled as such.
15. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
16. Parking garage should have access control separating private residential parking from public access parking.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: PLN-SITE-20030009

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 charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Containers: must comply with 47-19.4
7. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
8. Containers shall not be stored curbside and shall be removed immediately after collection.
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: PLN-SITE-20030009

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. 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. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
 - a. The TOD guidelines can be used as justification for the parking reduction request.
 - b. Site plan should show what percent of a parking reduction is being requested.
 - c. A parking reduction order will need to be recorded.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
5. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:
 - a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
 - c. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
 - d. At least ten percent of the total parking spaces on the site must be unassigned spaces which are available for the use of visitors.
6. If the conditions in comment # 5 can not be met than a valet operation will be required for the tandem parking stalls.
7. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack.
8. Please add the following note to site plan if on-street parking is proposed "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count on-street spaces towards their parking

requirement; the spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking".

9. The city reserves the right to meter on street parking stalls in the public right of way at any time.
10. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
11. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
12. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
13. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
14. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
15. Bicycle parking is strongly encouraged. 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
16. Additional comments may be provided upon further review.
17. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.
2. 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: PLN-SITE-20030009

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. The site is designated as 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. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
4. The proposed project requires review and approval by the PZB. A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (Section 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note: The City Clerk's office requires 48 hours' notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
5. Please be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unified flex unit availability at the time of DRC approval, and remaining available unified flex units will be allocated at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from the Downtown RAC unit pool, such units shall be allocated first before the allocation



of unified flex units. Staff will advise the applicant on the status of these units during the DRC approval process.

6. Revise narrative responses as follows:
 - a. Provide full responses outlining the project's compliance with the criteria specific to the ULDR Section 47-24.3 Conditional Use Permit. Response should include justification for increasing the building height in relation unique site layout constraints and/or enhanced public realm improvements.
 - b. Revise narrative regarding ULDR Section 47-25.3.1.e, Neighborhood Compatibility and Preservation to respond to impacts on existing single-family building to the south and existing multifamily building to the north. Explain how the proposed project successfully transitions from the adjacent residential areas, paying particular concern to the building height, scale, and massing, open space and landscape areas.
 - c. Provide point-by-point response to ULDR Section 47-28 Flexibility Rules.
 - d. Update narrative based on any revision to site plan, elevations, renderings, and landscape plans.
7. Provide the following changes on site plan:
 - a. Add a bulb-out to the on-street parking along NE 1st Street to allow for an additional canopy tree and landscaping.
 - b. Consider consolidating access on both the alley and NE 1st street to one entrance on NE 1st Avenue.
 - c. Consider shifting main entrance from southeast corner to lessen impact on neighboring single-family residence.
 - d. Consider consolidating ground floor open space according to Downtown Master Plan ([DMP](#)) design guidelines. Review open space on south side of building for CPTED (crime prevention through environmental design) as it may become pedestrian access from NE 1st Avenue to the alley immediately adjacent to existing single-family residence.
 - e. Depict the location of buildings and access points along the west side of the alley for review of any conflicts.
 - f. Correct density calculation in site plan data table to net acreage.
 - g. Provide valet parking agreement for tandem parking. Clarify stacking per Transportation and Mobility Comments.
 - h. Clarify in the site plan data table whether total parking includes the on-street parking.
8. Update the site plan data table to include the applicable quantitative DMP guidelines and how the project meets such as floorplate size, setback, etc.
9. Label all items on the landscape plan including benched and light poles.
10. Provide the following changes on elevations:
 - a. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.
 - b. Indicate the tower setbacks from street and to the adjacent property lines to the north and south.
 - c. Provide balconies on the residential units lining the parking podium to increase the residential appearance of the building. Balconies can be sporadic and does not need to be every units.
 - d. Additional building materials are needed to enhance the lower street level of the building.
 - e. Provide detailed drawing of tower top design. As an application for increased height, staff recommends enhancing the tower top.
 - f. Consider garage screening for the north and south elevations.



11. Provide a truck movement plan that demonstrates trucks and vehicles can safely maneuver into the site from both the alley and NE 1st Street.
12. Ensure the site plan package contains adequate amount of detail drawings and cross sections to demonstrate compliance with the design requirements outlined in the DMP and comments provided herein.
13. 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. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure.
14. Provide additional renderings from the pedestrian level perspective depicting the proposed relation of the project to the existing properties to the north and south. Ensure renderings accurately reflect the project design as well as the mass, scale and shape of existing structures. In addition, provide a night-time rendering of the proposed project.
15. Provide a bike rack in a convenient location on the site for visitors. Ensure all bicycle parking is located 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. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>
16. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. For instance, consider a green sustainable roof, as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space.
17. Provide legible photometric plan for the entire site.
 - a. Extend values on photometric plans to all property lines including along the alley.
 - b. Adjust north arrow on Sheet SE-100.
 - c. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14.
 - d. Indicate pedestrian lighting poles on both site plan and landscape plan.
 - e. Provide light pole detail with dimensions.
 - f. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
18. This project is subject to the requirements of the D-RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied. –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.

19. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC sign-off.

20. 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.
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 DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Lorraine Tappen (call 954-828-5018) 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.
23. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
24. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.

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

Case Number:	PLN-DRT-20030001	Zoning District:	RAC-UV
Project Name:	Flagler Village	Character Area:	Urban Neighborhood
Project Address:	417 NE 1 st Avenue	Date of Review:	03/27/2020

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.			√	
S2	Utilize Traffic Calming rather than blocking streets.	√			
S3	Maximize on-street parking except on major arterials.	√			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Coordinate with Transportation and Mobility on the location of bike lanes on NE 1st Avenue.				√
S5	Maximize street trees on all Downtown Streets. See DRC Comments from Landscape.				√
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. Need dimensions for spacing on plans.				√
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet. Need dimensions for spacing on plans.				√
S9	Encourage shade trees along streets, palm trees to mark intersections. See DRC Comments from Landscape.				√
S10	Eliminate County “corner chord” requirement not compatible with urban areas.			√	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.			√	
S12	Discourage curb cuts on “primary” streets.	√			
S13	Encourage reduced lane widths on all streets.			√	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).	√			
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	√			

S16	Bury all power lines in the Downtown Area. Address approach to powerlines along the alley.				√
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'. Consolidate open space such as leftover green areas along alley and along north side of the site on the plan.		√		
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). Exceeds 10,000 square foot maximum floorplate size for character area. Add floorplate sizes to site plan data table.		√		
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. Provide setback dimensions measured from the property line.				√
B8	Surface parking: discourage frontage and access along 'primary' street.			√	
B9	Parking garages: encourage access from secondary streets and alleys. Consider additional screening on parking podium on north, south, and west sides.		√		
	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. Minimize impact of garage on neighboring single-family residence.	√			
B10	Encourage main pedestrian entrance to face street. See DRC Comment regarding shifting entrance away from adjacent structure.	√			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.			√	
B12	Encourage pedestrian shading devices of various types. Consider options including awnings, arcades, or "eyebrow" overhangs to provide shade over pedestrian area and proposed 7-foot 6-inch sidewalk.		√		

B13	Encourage balconies and bay windows to animate residential building facades. See DRC Comment regarding adding balconies to first four floors.	√			
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. Refer to any DRC Comments on photometric plans.				√
B19	Mitigate noise pollution.				√
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). Need to consider potential redevelopment of neighboring properties. The north side does not meet intent. More information needed on the south side of the proposed building.		√		
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). More information needed regarding rooftop. Consider more landscaped areas on other open deck areas.		√		

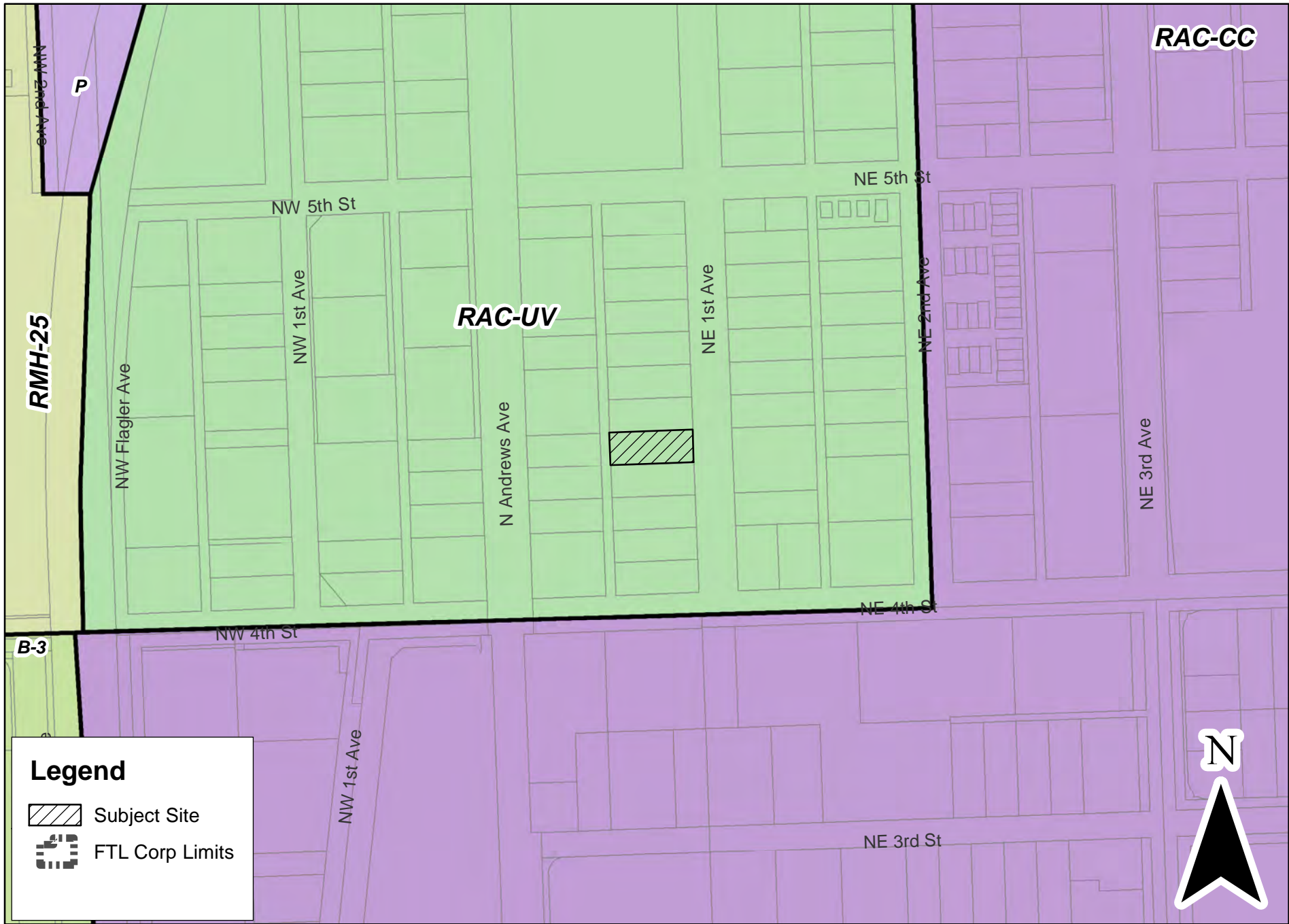
QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. See DRC Comment regarding adding spot elevation for tower.				√
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 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. Diversify materials and consider durable exterior materials such as stone, masonry, metal paneling, precast concrete panels, and glass.		√		

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. Provide additional information on above ground stormwater capture and re-use through bio-swales, and rain gardens.				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Refer to Q3.		√		
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. Refer to Q3.		√		

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.			√	
SF3	Encourage durable materials for ground floor retail and cultural uses.			√	
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.			√	

CHARACTER AREAS	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Downtown Core				
1A Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.			√	
1B Signature Tower: Special architectural design encouraged for buildings over 37 floors.			√	
1C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			√	
Tower guidelines: <i>Non-residential:</i> preferred 32,000 Gross Square Foot floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings over 15 floors: preferred 12,500GSF floorplate max.			√	
Near Downtown				
2A Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.			√	
2B Encourage maximum building height of 30 floors.			√	
2C Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			√	
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.			√	
Urban Neighborhood				
3A Frame the street with appropriate streetwall heights: 2 to 6 floors.	√			
3B Townhouses are a suitable option, especially on alley blocks.			√	
3C Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors	√			
Tower Guidelines: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors: preferred 10,000 GSF floorplate max. Proposed tower exceeds maximum floorplate size per Downtown Master Plan. More information needed on stepbacks.		√		

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.) Refer to DRC comments from Transportation and Mobility.				√
T3 Encourage pedestrian connections to transit stops and bike parking. Refer to DRC comments from Transportation and Mobility.				√
T4 Encourage bike connections to transit stops and bike parking. Refer to DRC comments from Transportation and Mobility.				√
T5 Parking consistent with TOD Principles.				√
Encourage structured parking with screening or liner building if parking provided. Consider additional screening on parking podium on north, south, and west sides.		√		√
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.				√
Offer flexible hours.			√	
Provide shared parking.			√	
T7 Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Section 47-20, Land Development Regulations.)				√
T8 Encourage green buildings, green site design and green infrastructure.				√
T9 Create attractive, active and safe multimodal systems.				√
COMMENTS (Related to items on DRT Application)				
1. Add floorplate sizes including floor area at each level where a stepback is provided in gross square feet.				
2. Provide building height (expressed in feet above grade) for each major building element and at each stepback				
3. Include pedestrian perspective renderings from the north and south at eye level from point at the street that will show the primary façade and its relationship to the adjacent surroundings as viewed by the pedestrian.				



PLN-SITE-20030009

