



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 24, 2021

PROPERTY OWNER: Prospect Real Estate Group, LLC.; David and Judith Severns; Solid Soccer, LLC.; Third Avenue Investment Corp.; Sunart Rentals, Inc.; and NE 4th FTL, LLC.

APPLICANT/AGENT: Robert Lochrie, Lochrie and Chakas, P.A.

PROJECT NAME: Advantis Station at Flagler Village

CASE NUMBER: UDP-S21034

REQUEST: Site Plan Level III Review: 240 Multifamily Residential Units, Conditional Use for Building Height at 12 floors, and Associated Parking Reduction in the Downtown Regional Activity Center

LOCATION: 611 and 617 NE 4th Avenue, 301, 311, 313 and 333 NE 6th Street and 600, 614, and 618 NE 3rd Avenue

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Trisha Logan



Case Number: UDP-S21034

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC.
7. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
8. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
9. Reference the 2020 Florida Building Code 7th Edition for the proposed development FBC 101.2.

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 December 31st, 2020 the 7th 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: UDP-S21034

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. 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).
3. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
4. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean-outs must be provided at property line per City standards. Also provide disposition of existing services (i.e. water services and sewer laterals).
5. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
6. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.
 - 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.

- 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.
7. 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.
 8. 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.
 9. 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.
 10. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
 11. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Especially where proposed elevations appear to be over 2' higher than existing ground. Provide correspondence and depict information on plans accordingly.
 12. 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.



13. 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.
14. 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.
15. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
16. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
17. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21033

CASE COMMENTS:

Please provide a response to the following.

1. Tree disposition sheet not complete, please show mitigation for palms, caliper inches for trees to be mitigated and how mitigation will be provided. Proposed trees at grade count towards mitigation of those removed.
2. Tree preservation requirements apply and should be followed, please investigate relocating desirable trees.
3. As mentioned from city staff the open space and landscape area requirement should be consolidated as allowable and used to create pedestrian-friendly space. As shown within the Design Guidelines of the Principles of Building Design it is encouraged to have plaza area open to the street. Please investigate a redesign of the site to accommodate the plaza area(s), in doing so will provide additional area in which existing trees may be relocated.
4. Please do not include the area of tree pit within the sidewalk width requirement.
5. It is recommended within the Design Guidelines that a minimum 5 feet landscape strip be provided between the public realm of the sidewalk and the structure along NE 3rd AVE.
6. Street trees within the public realm of the sidewalk to be adjacent to each parking stall at maximum 30 feet centers, these trees may be located closer to the trees within the bulb-outs to provide a continuous shade within the public realm of the sidewalk. Please provide additional trees within the sidewalk areas. If as mentioned by city staff of the removal of the on-street parking along NE 3rd AVE, please create additional area for landscape materials and street trees. FYI, FDOT may require a canopy height clearance of 8.5 feet within a sidewalk area and 14.5 feet when trees are within the traffic flow area. Additional conversation to address submittal prior to FDOT is asked for by the Department.
7. Section 47-13.20.H. talks about providing horizontal clearance for shade tree street trees. Please redesign the proposed development to allow shade trees as the street trees along Sistrunk BLVD. The Department is seeking to continue the theme of shade tree street trees along Sistrunk BLVD without a palm at the corner. The palm trees at the corner that would be asked for is located at the southwest corner along NE 3rd AVE and the palm located at the southeast corner on NE 4th AVE.
8. All tree pits to be a minimum 5x5 feet, those along Sistrunk appear to be under size.
9. While fulfilling the sidewalk width, please investigate providing landscape groundcovers within the streetscape. Please propose along Sistrunk BLVD shrub materials for continuity with the park to the south along with other shrubs for color and texture.
10. Trees within the public realm of the sidewalk require a minimum 7 feet canopy height clearance. Please provide trees with at a minimum 60%-40% canopy to trunk ratio.
11. Street tree shade trees to be minimum 16 feet in height, 7 feet ground clearance while the Design Guidelines suggest 20-22 feet in height. Please indicate overall height, canopy spread and canopy clearance on planting list.



12. Underground utilities appear to conflict within areas for streetscape materials, please shift as needed for the streetscape trees.
13. Please provide an overlay sheet demonstrating the measured areas for the at grade open space and landscape area requirement.
14. 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.
15. Additional comments may be forthcoming prior to DRC sign off.

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: UDP-S21034

CASE COMMENTS:

Please provide a response to the following:

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

GENERAL COMMENTS

It is highly recommended that the managing company plan for private security during construction. Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S21034

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. 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).
8. Confirm where the collection will take place within the site.
9. Trash Room services will be handled by private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@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:

None



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. 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.
 - a. For a development which generates less than five hundred (500) trips per day or less you may apply for a stacking requirement reduction based on a traffic impact statement prepared by licensed engineer, architect, or planner. See section 47-20.5.6.d.
3. 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.
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. Illustrate the upstream and downstream driveway and intersection sight triangle requirements depicted in:
Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf>? Any parallel parking spaces with in these sight triangles must be removed.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
7. 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.
8. 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. Look to 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.
9. Additional comments may be provided upon further review.



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: UDP-S21034

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 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. The proposed project requires review and approval by the PZB. A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to 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.
4. A separate fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
5. Please be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to RAC or flex unit availability 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 flex units. Staff will advise the applicant on the status of these units during the DRC approval process.
6. This project is subject to the requirements of the Downtown 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.

7. 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. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process. (For more significant projects, RAC, etc.) 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.
8. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZB and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee
9. Applicant's responses to the conditional use criteria is not sufficient given the request for additional height. Such request should be related to design elements provided in the project that justify the increase in height. For example, the site is preserving a significant tree or a large expansive, open aired plaza is proposed.
10. As proposed, the project design does not reflect an appropriate transition nor is compatible with the immediate surroundings on site layout, building mass, and overall design. The building footprint appears to maximize the site with very little open space, plaza area, or pedestrian respites as compared to adjacent development. The ground level lacks interaction between the public realm and the uses. In addition, the uses appear disconnected from a functional, accessible, and operational perspective with corridors to connect space rather than direct connections to the sidewalk or entrance areas. The building facades lack articulation as the majority of the façade is the same vertical plane. Variation in design elements such as recessed balconies, building stepbacks, double story glazing, and angled roofline should be explored. In addition, the L-shaped tower design does not meet the design intent for tower orientation for Downtown projects. Staff recommends the applicant examine the projects in the immediate vicinity for design examples. Images have been provided below as examples.
11. Update the site data information on Sheets SP-1 to address the following:
 - a. Provide breakdown on residential unit sizes. Note, minimum unit size is 400 square feet;
 - b. Parking ratio calculations per unit and uses; and
 - c. Expand open space data to meet the requirements pursuant Section 47-13.20.E, clearly outlining the areas being calculated for open space.
12. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. The streetscape design should reflect the cross section for NE 3rd Avenue and the local street cross section for NE 4th Avenue, respectively, with the following streetscape elements: travel lane, on-street parking, street tree planting strip, and minimum 7-foot wide clear sidewalk. The area for street trees



and 7-foot wide sidewalk should not overlap and there should be a clear, unobstructed pedestrian path not interrupt by trees and tree grates.

- b. Given the number of residential units and increase in pedestrian activity, staff recommends the clear sidewalk width be increased from 7 feet to 10 feet. Note that on-street parking is shown on NE 3rd Avenue and due to the narrowing of the street caused by the location of the centerline, on-street parking may not be feasible.
- b. Coordinate with TAM regarding the inclusion of bike lanes on NE 3rd Avenue.
- c. Provide adequate clearance dimensions for minimum horizontal clearance from building face for trees (Palms – 6 feet; Shade trees – 12 feet).
- d. Provide radius dimensions at curbs preferred maximum 15 feet.

Principles of Building Design

- a. Building tower doesn't comply with tower placement with the tower oriented as an L-shape tower rather than the tower toward and oriented to NE 3rd Avenue.
- b. Maximize active uses and 'extroverted' ground floors with retail in strategic locations and maximize active lower floor uses and pedestrian-oriented design at ground floor by internalizing back of house operations along NE 4th Avenue.
- c. Encourage pedestrian shading devices of various types by providing more shading along pedestrian sidewalk around property at a minimum depth of 5 feet.
- d. Parking podium is not adequately screened facing Sistrunk Boulevard with proposed art mural on stucco. Provide exceptional architectural screening for the parking structure to meet DMP design intent.
- e. Parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Indicate how any noise pollution from ventilators will be mitigated.
- f. Provide a tower separation radius diagram. Vertical open space between towers on adjacent lots maintaining 60 feet separation between towers with 30 feet minimum on subject property.
- g. Tower stepback shown on plans is 12 feet where the DMP indicates 30 feet when abutting rights-of-ways that are less than 60 feet in width.
- h. Consider placement of a sustainable roof treatment on open space on 6th floor roof deck and further response to the natural environment.

Quality of Architecture

- a. Given this project is requesting additional height for the tower, the tower design should reflect an expressive and exceptional design form. The project will be extremely visible from various viewpoints such as the intersection and from the park.
 - b. Parking podium should contain exceptional design solutions to screen the podium through various design techniques and materials.
13. Provide the following changes on site plan:
- a. Provide an outline of all adjacent buildings, indicating their uses and heights, and dimension approximate setbacks.
 - b. Maximize active uses and 'extroverted' ground floors with retail or residential in strategic locations and maximize active lower floor uses and pedestrian-oriented design at ground floor by internalizing back of house operations along NE 4th Avenue.
 - c. Indicate entrances to ground floor units facing NE 3rd Avenue on site plan.
 - d. Indicate on plans any grade elevation height differences based on FEMA. Include this information on building elevations. The location of ramps and stairs need to be identified.
 - e. Site plan shows retail and amenity space, but also notes a negative number of dwelling units on the ground floor. Provide clarification on use for these spaces.



- f. On site plan, indicate sidewalks, landscaped areas, and all door openings at open space located on north side of building.
 - g. An existing bus stop is located on NE 3rd Avenue; indicate on plans the location of this bus stop and bus shelter.
 - h. Provide safe pedestrian access to connect parking spaces to building entrance(s), and to sidewalks. A safe pedestrian path is not provided from the garage to the sidewalk.
 - i. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas. As proposed, the area is not functional or accessible in a manner that is safe, efficient, and appropriate.
 - j. Discuss cross-access in relation to adjacent properties' existing walkways (specifically sidewalks/pedestrian pathways located along building entrances). In addition to standard sidewalk adequacy requirements, it is recommended that direct pedestrian pathways (sidewalks, crossings, etc.) be aligned to connect to adjacent properties. Show connection to adjacent sidewalks to the north on NE 3rd Avenue and NE 4th Avenue.
14. Pursuant to Section 47-13.20. E, Open Space, the project does not appear to meet the open space requirements. As previously stated, detailed information needs to be provided in the site data and specific sheet dedicated for open space should be provided. Staff recommends color coding the open space information clearly identifying what areas are being counted as open space.
 15. Provide additional detail drawings for the ground level, specifically in areas where there is any potential grade change with stairs and ramps, include close up details of the lower levels, and identify all building materials along with images of product specifications in real life applications.
 16. Provide cross sections drawing for all street frontages reflecting the proposed streetscape in relation to the building façade.
 17. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan including electrical utility boxes and fire valves. Overhead lines should be placed underground. According to existing conditions there are overhead lines, if there is an easement on the property, a vacation of easement is necessary. Indicate how lines will be relocated within this property and how above ground power lines will be coordinated for relocation for neighboring properties to the north. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 18. Pursuant to Section 47-20.5.B. Address the pedestrian/vehicle conflicts indicated on site plan to assure "the safety and convenience of pedestrians" and "avoidance of congestion, confusion and conflicts between pedestrian and vehicular traffic." Indicate on plans where all solid waste and recycling containers will be placed for pick-up that will not obstruct the pedestrian path; a driveway or loading dock entrance; or a right-of-way.
 19. An existing electrical box is located on NE 6th Street at the corner of NE 3rd Avenue. Indicate location of this electrical box on site plan, landscape plan, and utility plan; or indicate if this electrical box is to be relocated.
 20. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following



- verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
- a. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined showing the building line and tower setback specifically for adjacent building to the east, with uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
 - b. **Provide a night-time rendering** of the proposed project elevations.
 - c. **Pedestrian level perspectives** along street frontages and other various viewpoints.
21. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
 22. Encourage significant glass coverage for transparency and views; Discourage tinted, opaque, smoked, or decorative glass which may be used for accents only. It is preferred that overall storefront windows are primarily transparent glass.
 23. 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.
 24. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall 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 structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
 25. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14)
 26. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.



27. Although site plan includes overnight or long-term bicycle storage, it is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure 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/>
28. In the placement of public art on the development site see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Trisha Logan, TLogan@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the DRC meeting.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT21010	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Advantis Station	
PROJECT ADDRESS:	600 NE 3 rd Avenue	
REVIEW DATE:	August 13, 2021	
CASE PLANNER:	Trisha Logan	
CONTACT INFORMATION:	tlogan@fortlauderdale.gov	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:	x			
S2	Utilize Traffic Calming rather than blocking streets.	x			
S3	Maximize on-street parking except on major arterials.	x			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).				x
S5	Maximize street trees on all Downtown Streets.	x			
S6	Encourage location of primary row of street trees between sidewalk and street.	x			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.	x			
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				x
S9	Encourage shade trees along streets, palm trees to mark intersections.	x			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			x	
S11	Encourage curb radius reduction to a preferred maximum 15 feet: 20 feet for major arterials.				x
S12	Discourage curb cuts on "primary" streets.	x			
S13	Encourage reduced lane widths on all streets.			x	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			x	
S15 *ULDR*	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.				x
S16	Bury all power lines in the Downtown Area.				x
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	x			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	x			
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	x			
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	x			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area				x



B6 *ULDR*	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.	x			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.	x			
B8	Surface parking: discourage frontage and access along 'primary' street.			x	
B9	Parking garages: encourage access from secondary streets and alleys.	x			
B10	Encourage main pedestrian entrance to face street.	x			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.		x		
B12	Encourage pedestrian shading devices of various types.		x		
B13	Encourage balconies and bay windows to animate residential building facades.	x			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area				x
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor		x		
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			x	
B17	Discourage development above right-of-way (air rights).			x	
B18	Mitigate light pollution.				x
B19	Mitigate noise pollution.				x
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.				x
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			x	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.				x
B23	Avoid drive-thrus in the wrong places.			x	
B14	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).				x
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.	x			
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			x	
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	x			
Q4	Respect for Historic Buildings			x	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored				x
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-				x



	use through bio-swales and rain gardens; solar roof panes/awnings.				
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	x			
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.	x			
STOREFRONTS		YES	NO	N/A	MORE
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.		x		
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.	x			
SF3	Encourage durable materials for ground floor retail and cultural uses.	x			
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	x			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	x			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).		x		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls	x			
SF8	Encourage well-designed night lighting solutions				x
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max	x			
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.			x	
3C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. -Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>	x			
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE
T2	Discourage land uses that are incompatible with transit and walkability.			x	
T3	Encourage pedestrian connections to transit stops and bike parking.				x
T4	Encourage bike connections to transit stops and bike parking.			x	
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station.				x



	Include parking for mopeds, scooters, motorcycles, and other similar vehicles				
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.			x	
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.			x	
T8	Encourage green buildings, green site design and green infrastructure.				x
T9	Create attractive, active and safe multimodal systems.				x

