



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** February 8, 2022

**PROPERTY OWNER /  
APPLICANT:** BLF 2021, LLC. and Station Village Florida, LLC.

**AGENT:** Andrew Schein, Lochrie & Chakas, P.A.

**PROJECT NAME:** 199 NW 5th Avenue

**CASE NUMBER:** UDP-S22002

**REQUEST:** Site Plan Level II Review: 400 Multifamily Residential Units with 4,798 Square Feet of Retail Use in the Downtown Regional Activity Center

**LOCATION:** 199 NW 5th Avenue

**ZONING:** Regional Activity Center - West Mixed Use District (RAC-WMU)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Lorraine Tappen



Case Number: UDP-S22002

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the 2020 FBC.
2. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
3. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
4. Show that the openings in the exterior walls on the South and West Elevations meet the requirements of Table 705.8 of the 2020 FBC.

**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](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 31<sup>st</sup>, 2020 the 7<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



Case Number: UDP-S22002

**CASE COMMENTS:**

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

1. Meet 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.
2. 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/government/departments-a-h/development-services/building-services/engineering-permits/utility-services-fdep-applications-plans-criteria>
3. Proposed 6" domestic water meter must be located on private property withing a proposed 10'x15' (min size) easement free and clear of any above or below ground obstruction.
4. Backflow preventers shall not encroach onto right-of-way nor easements.
5. Proposed 8" sewer main from the existing manhole on NW 5th Ave shall terminate on private property with a new manhole located within the proposed development. The new manhole shall be located on a proposed 10'x15' (min size) easement free and clear of any above or below ground obstruction.
6. Please provide sheet C-6 called out on water and sewer plan.
7. Please show street name and north arrows on civil plans.
8. 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.).
9. 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.
10. 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.



11. Proposed structures (i.e., wall, storm drain infrastructure) shall not be constructed within existing 7.5' Alley Reservation located along west property boundary. Vacation of any Alley Reservation would require a separate DRC submittal, DRC staff support, and City Commission approval.
12. Proposed on-site improvements (i.e. building terrace, building foundation, building overhang, etc.) shall not be constructed within existing or proposed right of way or easements.
13. 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.
14. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
15. Provide existing Right-of-Way boundaries and easement lines on all building elevation / section details.
16. Depict existing sidewalk beyond the proposed development and show how proposed sidewalk horizontally and vertical alignment will be harmonized with existing.
17. Permanent Sidewalk Easement will be required to accommodate any portion of pedestrian clear path as required by City of Fort Lauderdale Transportation and Mobility Department that may be located beyond public Right-of-Way. Engineering and architectural plans must clearly delineate and denote proposed sidewalk easement.
18. Per Site Plan Data Table, the proposed "Type II" loading zone(s) does not comply with ULDR Section 47-20.6.
19. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). 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).
20. Please provide reasonable assurances that the drainage system (including exfiltration trenches
21. Runoff from the proposed development (between building and Right-of-Way boundaries) shall be retain or drain such that it won't be conveyed onto public right-of-way.
22. Provide on-site and off-site stormwater runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria are met.
23. Maintenance Area Exhibit shall label adjacent Right-of-Way 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 to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
24. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



25. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22002

**CASE COMMENTS:**

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site.
2. Trees numbered 19 and 20 appear to be originating from this site and the neighboring site. Removal of these will require permission from the neighboring property owner by time of permitting.
3. As to Design Guidelines overhead utilities are to be relocated. Please propose the overhead utilities along NW 2<sup>nd</sup> Street underground as not to have a conflict with the required streetscape. Please propose shade trees and corner palm.
4. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
5. As per section 47-13.20.H. RAC Streetscape Design. All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.  
As there appears to be a conflict with the required horizontal clearance for the shade trees along NW 2<sup>nd</sup> Street and NW 5<sup>th</sup> Ave. It appears that an increase of the width of the streetscape would be necessary to allow placement of the shade tree street trees. Please investigate a redesign of the site, up to the 7 feet as mentioned above, to allow the streetscape as to Design Guidelines. A possible alternative may be to investigate and relocate the underground utilities as to avoid this horizontal clearance conflict.
6. Please demonstrate the measured distance between street trees and street tree to light pole.
7. Proposed design of onsite exfiltration system and other underground utilities are creating a conflict with the streetscape trees' root growth area. Please design the location of the underground utilities as to not create a conflict with the root area of the trees. An alternative to the Structural Soil may be the use of a Soil Cell system that may encapsulate the pipe and not disrupt root growth area of the tree.
8. Please provide an overlay sheet delineating at grade open space and landscape.
9. 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 Department's 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-S22002**

**CASE COMMENTS:**

Please provide a response to the following:

1. Residential and retail unit's entry and exterior doors should be solid, impact-resistant or metal.
2. Residential units' entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or viewport for security.
3. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
4. Residential and retail units should be pre-wired for an alarm system.
5. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on-site. The system should cover all entry-exit points, parking garage, common areas, mailroom, storage areas and any sensitive area of the site.
6. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
7. All elevator lobbies and / or elevators should be access controlled.
8. The parking garage resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to resident's vehicles.
9. Light reflective paint should be used in the parking garage to increase visibility and safety.
10. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
11. There should be childproof safety features to prevent unsupervised children access to the pool.
12. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant amenities area unless their duties require it.
13. Lighting and landscaping should follow C.P.T.E.D. guidelines.

**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: UDP-S22002

**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.
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. Solid waste collection shall be from a private loading dock.
7. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. 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. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
11. Recommend trash chute accommodate recycling.
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 [dwilson@fortlauderdale.gov](mailto: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:

1. None



Case Number: UDP-S22002

**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.
3. 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.
4. 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.
5. Illustrate clear sight triangle for the intersections and driveways.
6. Please add the following note to site plan for the proposed drop off area in public right of way "None of the drop off areas are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count drop off areas towards their loading requirement; the drop of area may be removed or metered at any time for any reason and the City of Fort Lauderdale will not relocate displaced drop off area".
7. The city reserves the right to meter on street parking stalls in the public right of way at any time.
8. Additional comments may be provided upon further review.

**GENERAL COMMENTS:**

Please address comments below where applicable.

9. 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.
10. 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-S22002

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated 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) Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to residential unit availability at the time of DRC approval, and any remaining available 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 pools, such units shall be allocated before the allocation of unified flex units. Staff will advise the applicant on the status of available units during the DRC approval process.
- 4) Per ULDR Sec. 47-13.2.1 (A)(5)(b), regulations within the West Mixed Use (WMU) are designed to blend with adjacent neighborhood such as City View, Dorsey Riverbend, and Regal Trace. The Downtown Master Plan Design Guidelines state that where D-RAC Zones abut any residential zoning districts, (mid-block or 200-foot wide, whichever is less), a "height transition zone" applies, where the height of proposed building can be 2.5 times the maximum height allowed in the adjacent residential zoning district. The adjacent zoning district, RMM-25, has a maximum height of 35 feet and therefore the maximum height is 87.5 feet. During preliminary meetings, staff indicated that a detailed analysis will be needed to review the deviation request to the proposed building height and residential transition zone, which has not been provided. The proposed design and project narrative response does not support the deviations.
- 5) Consider alternative design options that respect the intent of the dimensional standard for height and the transition zone requirement. Include a contextual analysis of a proposed alternate building design and provide information on the various design options explored for the project to meet the DMP and ULDR. The analysis should include a separate narrative and supporting graphics, including massing images of alternative design options. At this time staff does not agree that the proposed design will be able to meet the overall intent of ULDR Sec. 47-13.20.J.3 for requesting the deviations. The applicant should be prepared to make revisions to the project based on staff review of the alternate designs and detailed analysis. Applications proposing alternate design solutions are subject to City Commission approval.
- 6) 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](#)
- 7) The project is subject to approval by the City Commission for proposed deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and

the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5018).

- 8) 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 this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 9) The FAA height limit for this location is 175 feet. 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-PZ, Pre-CC and/or Final-DRC.
- 10) The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR Sec. 47-13.20 and Sec. 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant. Additional comments are included in Design Review Team (DRT) comments that are attached.

#### Principles of Street Design

- a. S3 - Maximize on-street parking.
- b. S7 and S8 – Provide dimensions on site plan and landscape plan showing tree spacing and horizontal clearance of trees.
- c. S9 – Locate palm trees to mark intersections.
- d. S11 – Need to provide dimension of curb radius.
- e. S15 – Provide street cross-section with dimensions to show required streetscape requirements have been met.
- f. S16 – Provide correspondence with FPL.

#### Principles of Building Design

- g. B1 – Provide dimensions on site plan to show that streetwall meets setback line.
- h. B2 -- Incorporate pedestrian public space instead of unusable, leftover 'green perimeter'. Adjust Sheet X4 to differentiate pervious areas.
- i. B-3- Not meeting maximum building podium or streetwall height of 9 floors.
- j. B-7 – Include stepback from shoulders on both streets.
- k. B-9- The upper floors of a parking garage should not be visible along primary streets. Active spaces on these upper floors along primary streets, waterways, and parks are encouraged as a preferred design.
- l. B20- Show distance of building from property line on elevations. See DRC comment #4 for transition zone requirements.

#### Quality of Architecture

- m. Q1, and Q2 – Provide view from west including Broward Boulevard. Use special material and lighting in design approach for the top to contribute to the skyline.
- n. Q3 and Q7 – Increase the variety and layering of high-quality materials and layering of architectural elements on tower.
- o. Q5 and TOD Guideline T5 – Parking podium should contain exceptional design solutions to screen the podium through various design techniques and materials on the south elevation.
- p. Q6 – Encourage architecture to respond to the unique nature of the South Florida environment (solar orientation, wind direction, rain) such as 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.

- q. Q8 – Create a strong identity and strive for the highest quality expression of the chosen architectural style.

#### Storefronts

- r. SF8 - Encourage multi-level storefront displays to disguise parking podium.



- 11) Consider 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 of encouraging 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.
- 12) Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
- 13) Update parking calculation for Retail Use. For non-residential development located within the RAC-TMU that is greater than 2,500 square feet in gross floor area, required parking is calculated at 60% of the parking space requirements. The parking requirement for retail use 1 space per 250 square feet. Provide narrative if additional parking is required.
- 14) Provide the changes on the elevations:
- Dimension grade at crown of road, at curb, sidewalk,
  - Show distance of building from property line on north and south elevations from the 10<sup>th</sup> and 11<sup>th</sup> floor.
  - Dimension of balconies (and on floorplans). Balconies cannot extend further than three feet into setback.
  - Depict adjacent, existing properties. Ensure renderings accurately reflect the project design as well as the mass, scale and shape of existing structures.
  - It is recommended the parking garage is lined with habitable space. Where liners are not possible, ensure screening is made of high-quality, durable materials. Parking garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details.



- 15) Provide clear image/details of garage screening of openings and light fixture shields and cross-sections. Ensure screening adequately blocks out light and noise pollution.
- 16) Indicate lighting poles and landscape plan, and clarify height. 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 (ULDR Section 47-20.14).
- 17) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. 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. 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.
  - d. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
    - e. Location and orientation of all proposed signage;
    - f. Dimensions of each proposed sign (height, width, depth, etc.);
    - g. Proposed sign copy; and,
    - h. Proposed color and materials
    - i. Please note any proposed signs will require a separate permit application.
- 18) 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.
- 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>
- 20) 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-swaes, Florida Friendly™ plant materials, solar panels, and green roofs.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

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

- 21) 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.
- 22) An additional follow-up coordination meeting may be required to review project changes necessitated



by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.

- 23) 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.
- 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.
- 25) Provide a written response to all Development Review Committee comments.
- 26) Additional comments may be forthcoming at the Development Review Committee meeting.





# DESIGN REVIEW TEAM (DRT) COMMENTS

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


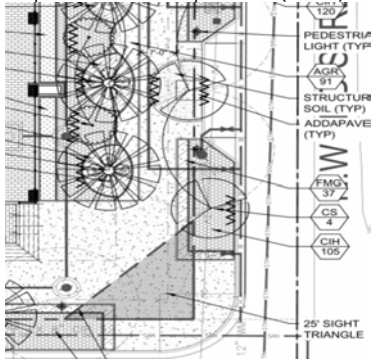
**BACKGROUND INFORMATION:** The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan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

<b>CASE NUMBER:</b>	UDP-DRT22001(UDP-S22002)	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	Station Village	
<b>PROJECT ADDRESS:</b>	199 NW 5 <sup>th</sup> Avenue	
<b>REVIEW DATE:</b>	1/24/2022	
<b>CASE PLANNER:</b>	Lorraine Tappen	
<b>CONTACT INFORMATION:</b>	LTappen@fortlauderdale.gov	

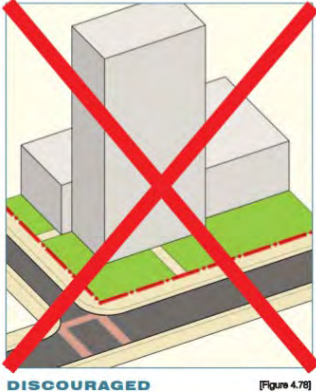
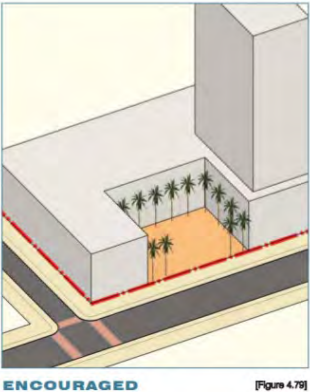
**INSTRUCTIONS:** Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations.	x			
S2	Utilize Traffic Calming rather than blocking streets.			x	
S3	Maximize on-street parking except on major arterials.	x			Is there space for another parking space on the southeast side?
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			Is there are gap by loading area?
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.				Review and verify spacing of trees along NW 2 <sup>nd</sup> Street.
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet		x		Provide dimensions. Page A-101 shows conflict with covered arcade.



S9	Encourage shade trees along streets, palm trees to mark intersections.		x		Need palm on northeast corner closer to street such as the area adjacent to on-street parking.  Master plan:  Proposed Landscape Plan (L-210) 
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.				Need to provide dimensions.
S12	Discourage curb cuts on "primary" streets.		x		Consolidate curb cuts.
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		Provide street sections with dimensions. Prepare narrative on deviations from ULDR requirements.
S16	Bury all power lines in the Downtown Area.				Provide response from FPL and plan for burying power lines.
<b>PRINCIPLES OF BUILDING DESIGN</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
B1	Framing the street: building "streetwall" should generally meet setback line				See S15.



	(within a percentage).				
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.		x		Create usable, urban plazas.  <b>DISCOURAGED</b> [Figure 4.78]  <b>ENCOURAGED</b> [Figure 4.78]
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 stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.		x		Not meeting transition zone.
B8	Surface parking: discourage frontage and access along 'primary' street.			x	
B9	Parking garages: encourage access from secondary streets and alleys.		x		The upper floors of a parking garage should not be visible along primary streets. Active spaces on these upper floors along primary streets, waterways, and parks are encouraged as a preferred design.
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.				Provide more information.
B19	Mitigate noise pollution.				Provide more information.
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.				Show distance of building from property line on elevations. Does not meet transition zone.
B21	Vertical open space between multiple towers on a single development site:			x	



	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.			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		Provide view from west including from Broward Boulevard.
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.		x		Use special material and lighting in design approach for the top to contribute to skyline.
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		Explore higher quality of materials on the tower.
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		Parking podium should contain exceptional design solutions to screen the podium through various design techniques and materials on the south elevation.
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the				More information needed.



	<p>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.</p>				
Q7	<p>Creative Façade Composition:                  Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.</p>		x		More variation in tower materials.
Q8	<p>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.</p>		x		
<b>STOREFRONTS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
SF1	<p>Retail Location Strategy: Encourage ground floor retail in preferred locations.</p>	x			
SF2	<p>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.</p>	x			
SF3	<p>Encourage durable materials for ground floor retail and cultural uses.</p>	x			
SF4	<p>Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.</p>	x			

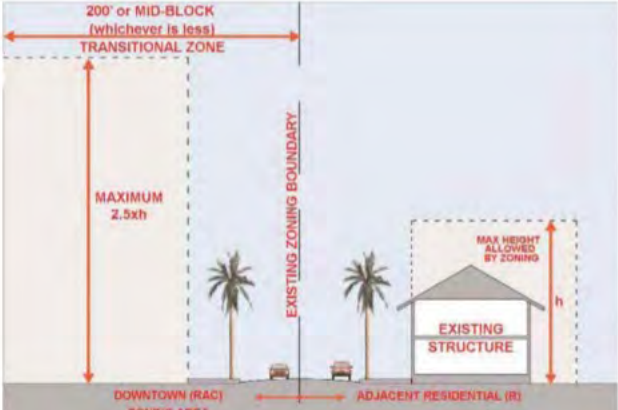


SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	x		
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).	x		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls		x	<p>Multilevel storefront can be used to screen parking.</p>
SF8	Encourage well-designed night lighting solutions			<p>Provide night rendering.</p>





**INSTRUCTIONS:** Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE INFORMATION NEEDED
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max		x		Doesn't meet transition zone requirements.
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.		x		
1C *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: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.				Doesn't meet transition zone requirements. Additional comments may be forthcoming based upon revisions.  Include shadow study included.  See DMP Transition Zone: 
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE INFORMATION NEEDED
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.				Consider liner uses on parking garage. Provide more details on garage screening and how it will blend with the building podium and towers.




	<p>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.</p> <p>Parking should not face onto plaza or park space of any transit station.</p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles</p>				
T6	<p>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.</p>				More information needed.
T7	<p>Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.</p>			x	
T8	<p>Encourage green buildings, green site design and green infrastructure.</p>				More information needed.
T9	<p>Create attractive, active and safe multimodal systems.</p>			x	

NWRAC-MUW

RM-15

RAG-WMU

# LEGEND

 Subject Site

## UDP-S22002 - Station Village

