



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 10, 2022

**PROPERTY OWNER /
APPLICANT:** 200 520 Broward Owner, LLC.

AGENT: Stephanie J. Toothaker, Toothaker.org

PROJECT NAME: 520 W Broward

CASE NUMBER: UDP-S22014

REQUEST: Site Plan Level II Review: 365 Multi-Family Residential Units and 2,500 Square-Foot of Commercial Use in the Downtown Regional Activity Center

LOCATION: 520 W Broward Boulevard

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Karlanne Grant



Case Number: UDP-S22014

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 sections 406.5 or 406.6 of the 2020 FBC.
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 per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per FBC.
8. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
9. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
10. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
11. Show that the openings in the exterior walls on the South Elevation 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?nodeld=C OOR_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.



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DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide copy of Pre-application meeting memorandum with FDOT.
- b. Provide permanent Sidewalk Easement as appropriate along south side of West Broward Boulevard to accommodate portion of the 10-ft required pedestrian clear path (coordinate required width with FDOT and TAM and provide documentation supporting any variation of mentioned width) that may be located beyond public Right-of-Way; show / label delineation in the plans (site plan, engineering, and landscaping).
- c. Provide permanent Sidewalk Easement as appropriate along east side of Southwest 5th Avenue to accommodate portion of the required 15-ft pedestrian clear path (coordinate required width with TAM and provide documentation supporting any variation of mentioned width) that may be located beyond public Right-of-Way; show / label delineation in the plans (site plan, engineering, and landscaping).
- d. Provide permanent Sidewalk Easement as appropriate along west side of Southwest 6th Avenue to accommodate portion of the required pedestrian clear path (coordinate required width with TAM and provide documentation supporting any variation of mentioned width) that may be located beyond public Right-of-Way; show / label delineation in the plans (site plan, engineering, and landscaping). Note: Southwest 6th Avenue is under City Jurisdiction, correct Sidewalk Easement Exhibit.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at the following link.

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

2. 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.).

3. Verify and correct description of existing 15' utility easement as per survey as necessary.
4. The corresponding Right of Way Vacation application (UDP-EV2203) shall be approved by City Commission prior to Final DRC Sign-off.
5. Proposed public sidewalk along Southwest 6th Ave shall begin at a minimum 20' as measured from the right-of-way center line.
6. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into sidewalk easements.
7. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
8. Southwest 6th Avenue edge of pavement shall be inline with existing curb and inlet near its intersection with West Broward Boulevard.
9. Southwest 6th Avenue roadway design shall retain the used of grass/landscape swales.
10. Provide roadway section showing existing and proposed right-of-way improvements along Southwest 6th Street, 5th Street, and West Broward Boulevard. Section shall extend from center line to right-of-way or proposed sidewalk easement as applicable.
11. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.
12. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
13. Proposed parking lot improvements on adjacent private property (i.e. to the south and west) would require written permission from those property owners.
14. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.



15. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
16. If loading zone is to be consider Type I in accordance with City code, turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6. Please demonstrate compliance with code or remove "Type I" designation.
17. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to perpendicular parking stalls, respectively; Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
18. Sheet Z-18: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
19. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan.
20. Terminating sanitary sewer manhole must be provided withing private property for the proposed 8" sanitary sewer service.
21. Water and sewer plan shall provide disposition of existing sanitary sewer lateral and existing water services.
22. The Water meter is to be placed Horizontally, centered within a 10' x 15' easement.
23. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
24. 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.
25. 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. 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.



26. Provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
27. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer.
28. 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).
29. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
30. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries.
31. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
32. Maintenance Agreement Area Exhibit Sheet X3: Label City jurisdiction on SW 6th and 5th Avenue, as well as label all proposed improvements, including specialty paving sidewalks, landscaping, irrigation, lighting, curb and gutter 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.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

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



Case Number: UDP-S22014

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

Comment 1: Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan for the ground floor (first floor).

Comment 2: Site Plan & Data (Sheet CO) Provide flood zone information and flood zone delineation. SITE PLAN DETAILS REQUIRED

Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (AH), (BFE 5' NAVD 88) & (X500), (2014 FIRM)
- Flood Zones, (AE), (BFE 6' NAVD 88) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

The preliminary flood maps show a (BFE 6' NAVD 88: Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 6' + 1' freeboard =7 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>

Comment 3: Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher elevations shown on the preliminary maps then we will be requiring that the new BFE 6' + 1' =7 'NAVD 88 will need to be meet for all finish floor elevations (FFE).

Comment 4: (Sheets Z-22, North & East Elevations) & (Sheet Z-23, South & West Elevations) Shows level 1 elevation is at 7' NAVD 88. The average garage is 4' NAVD 88.

Comment 5: Provide Foundation plans showing the type of foundation that is being proposed. Please provide plans and drawings that show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum)

Comment 6

Use of fill to elevate buildings and structures is not permitted and prohibits the use of fill for structural support of buildings (except the interior of a stem wall foundation) and to elevate sites. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.

(Code of Ordinances, Chapter 14-6), (14-11)

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

Comment 7

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019) see link below:

- A) Provide elevator detail drawings and install a (float switch) (see page 12) in link provided.
- B) Please provide details of the elevator equipment being elevated and show elevations.
https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf



Case Number: UDP-S22014

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply, please investigate saving trees and palms that are good candidates by relocation in place of total removal.
2. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
3. For the mitigation calculation sheet, please include equivalent replacement along with the equivalent value that was provided.
4. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
5. Proposed trees and palms at grade will count towards the mitigation of the tree removal permit. Please provide calculations of proposed tree caliper and palms against the required mitigation of those to be removed. If there is any mitigation not covered by the trees and palms installed at grade, please provide the equivalent value of the remainder.
6. The installed overall height of the shade tree street trees is suggested at 20-22 feet – minimum 7 feet canopy height clearance required - minimum overall height is 16 feet, shade tree street trees require a minimum horizontal clearance from the structure of 12 feet – overhanging structures and balconies protruding towards the trees and palms, the Department views as structure.
7. As to the street trees along Broward BLVD. please propose alternating species of Royal palm with shade trees. Due to requirements and the conflict of the FDOT sight line, please propose street trees towards the site out of the area of the sight line. Please refer to the streetscape example provided by city staff that provides dimensions for Broward BLVD.
8. Please provide the measured distance between street trees and the horizontal clearance to the structure.
 - a. Shade trees require a minimum 12 feet ornamental trees 6 feet horizontal clearance to the structure.
 - b. Royal palms along Broward Blvd with shade trees alternating between, please propose at a maximum of 30 feet centers.
 - c. Shade tree street trees along SW 5th AVE 30 feet OC.
 - d. SW 6th AVE, if necessary, ornamental trees on 20 feet centers.



9. Please propose tall Royal palms to mark the intersection corners of SW 6th AVE along with SW 5th AVE and Broward Blvd.
10. Please provide clear path of sidewalk along SW 5th AVE as to the Downtown New River Master Plan. Please take into account that the landscape area between the sidewalk and travel lane is not included within the width of the sidewalk. Also, the tree pit opening is to be 25 feet square at a minimum of which between the sidewalk and traffic lane may be 4 feet.
11. 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.
12. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. Underground utilities proposed at the southeast corner of the site is creating conflict with required streetscape. Please shift these utilities that the required streetscape may be provided with the landscape area between the sidewalk and travel lane.
13. Please provide an overlay sheet delineating the calculated landscape areas demonstrating the landscape area at grade is being met. Sheet X4, " open space" provides a combined calculation of at grade and above grade for the landscape area, only at grade counts towards this requirement.

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-S22014

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid waste collection shall be from a private loading area.
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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Containers: must comply with 47-19.4
13. 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:

1. None



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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. 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. Provide FDOT Pre application letter.
6. 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 within these sight triangles must be removed.
7. 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.
8. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.
9. Provide a minimum of 10 feet wide Sidewalk on **Broward Blvd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.
10. Provide a minimum of 15 feet wide Sidewalk on **SW 5th Avenue** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.
11. 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.

12. 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.



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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 map and listing of officially-recognized neighborhood associations of provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (**DRAC**) 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 within the RAC- WMU district that is greater in density that twenty-five (25) dwelling units per net acre shall be eligible to apply for additional dwelling units subject to the following:
 - a. Such approval shall be based upon consideration of the number of additional dwelling units available under the City's Comprehensive Plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, sensitivity to adjacent development of the site design and proposed orientation of the proposed development, including proposed setbacks, pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network.
 - b. Approval for allocation of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the City's Comprehensive Plan and may be granted subject to approval of a Site Plan Level II permit, subject to the considerations for such review as prescribed above.
 - c. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

Update the data table to reflect the units per net acre being proposed and address the provisions above.

Applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability at the time of site plan approval on a first come, first served basis. If available, units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the Development Review Committee (DRC) approval process.

4. The proposed development application is subject to either: (1) a 30-day review period by the City Commission, or (2) 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 (954-828-6162).

5. The project is subject to the requirements of 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.
6. Provide the 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.
7. 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](#).
8. 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 with the Transportation and Mobility Department.
9. There is an associated application, DRC Case No. UDP-EV22003, requesting to vacate a 10-foot easement with FP&L utilities that that run north-south and bifurcate the site. The plan set lacks sufficient information on how the overhead utility lines will connect to the existing lines, nor does it contain information on how the lines will be relocated. More detailed information is needed (to be included in the Site Plan application set).
10. Provide the following changes on the site plan:
 - a. Pursuant to the Regional Activity Center – Transitional Mixed Use District Parking requirement per Unified Land Development Regulations (ULDR) Section 47-20, update the parking data table to provide the number of spaces for each four rooms provided with a bathroom, toilet, or shower facility to determine which parking calculation is greater.
 - b. Update the Setback Table to state "side" and "rear" yards accordingly.
 - c. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - e. The fire hydrant on the sidewalk along NW 6th Avenue will need to be relocated.



- f. 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.
g. Consider relocating the retail and expanding the northwest corner to provide for a more expansive pedestrian experience.
h. Provide additional detail and renderings for the first floor. Clarify if the ground floor level is double story.
i. Address frontage along Broward Blvd per streetscape design section as outlined in Comment 12.a.

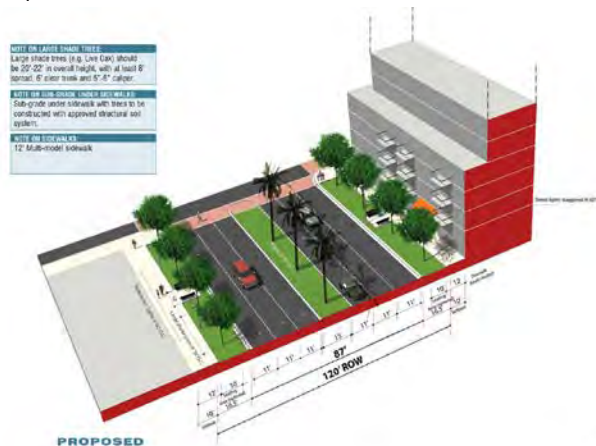
11. Provide a floorplan sheet(s) for levels eleven through sixteen.

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.

a. Principles of Street Design

Broward Boulevard is the gateway corridor to the Downtown. The proposed development will be part of the grand entrance to the downtown. As such, consider the streetscape design elements as shown below.

- i. Provide on-street parking design per the details and cross section below.
Edge of asphalt to building line = 26 feet. Within those 26 feet would be:
Sidewalk (multi-modal) = 12 feet.
Planting area (optional seating or other plaza-like elements) = 14 feet.
Planting should be placed so not to create issues with site visibility triangle.



- ii. Maximize shade trees along all right of-ways, located between the sidewalk and the street.
iii. Verify that the west curb cut that is proposed as the primary ingress/egress point is the existing curb cut being utilized.
iv. Consider installing bike lanes along Broward Boulevard.

b. Principles of Building Design and Storefronts

- i. Create a building streetwall that encourages walkability and activity along its length.



- ii. Consider alternative design options for the curvilinear lobby entrance along NW 5th Avenue to have a more grandiose effect.
- iii. Provide creative façade composition with layering of architectural elements that are provided throughout the building with an original design having a strong identity and high-quality expression of the architectural style. As proposed, the building design does not meet this qualitative requirement.
- iv. Consider alternative design options for the balconies that cascade down the tower along NW 5th Ave.
- v. Provide pedestrian perspectives along all right-of-ways.

c. Quality of Architecture

- i. Tall buildings above 37 stories in the Downtown Core should contribute to the skyline through architecturally expressive tops that can be viewed from various angles and locations. Explore additional architectural features and wholistic expressive design top for a grand and dramatic skyline.
- ii. Consider additional features for the garage screening that are both exceptionally creative and of high-quality materials.

Refer to the complete Downtown Master Plan Design Review Team (DRT) Comment Report attached.

13. The project is located in an area captured by the Downtown New River Master Plan, which outlines a vision to transform the New River from a barrier into a seamless experience, by improving connections between the north and South sides, and improving public access and activity along its edges which includes friendly accessible crossings, completion of connections to the Riverwalk. Pursuant to the design standard of the New River Plan, address the following comments:
- a. Increase the sidewalk width along NW 5th Avenue to 15 feet pursuant to the Downtown New River Master Plan.
 - b. Close the access to the parking garage along NW 5th Ave to remove the possible conflict with pedestrian traffic.

Refer to the complete New River Master Plan DRT Comment Report attached.

14. In addition to the cross-section referenced above, consider reviewing and implementing the recommendations provided in the Broward Boulevard Gateway Study: <https://www.fortlauderdale.gov/government/departments-i-z/transportation-and-mobility/transportation-division/planning/broward-boulevard-gateway-study> and FDOT's Central Broward Transit Study: <https://www.fdot.gov/projects/browardblvdtransit/home>
15. Pursuant to Section 47-13.20. E, Open Space, provide detailed information on open space in the site data consistent with ULDR requirements and provide a separate sheet in the site plan set for open space that depicts the various open space requirements. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space
16. Pursuant to ULDR Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly.
17. Additional detail drawings are needed and at a minimum should include the following: street cross sections, close-up detail elevations for the lower levels, specifically in areas where there is a grade change with stairs and ramps, building corners, screening materials, railing, etc. Provide images of the products in real life applications and specifications



18. Update the renderings to match the elevation plans.
19. 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 City Commission Request for Review unless otherwise deemed unnecessary by the City Airport Manager or designee.
20. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
 - a. Provide detail drawings(s) with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening of roof mounted equipment.
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
 - c. Ensure the screening material is made of durable material, in integrated into the building volume, and also meets the DMP tower design requirements.
 - d. Provide screening product material including images or pictures of actual application of such.
21. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS

The following comments are for informational purposes.

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

22. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant
23. 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 project planner Karlanne Grant (Email: kgrant@fortlauderdale.gov, Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
24. 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-DRT22006	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:	520 W Broward	
PROJECT ADDRESS:	520 W Broward	
REVIEW DATE:	04/18/2022	
CASE PLANNER:	Karlanne Grant	
CONTACT INFORMATION:		

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 INFORMATION NEEDED
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	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-use through bio-swales and rain gardens; solar roof panes/awnings.				X



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 INFORMATION NEEDED
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

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			
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.	X			
CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE INFORMATION NEEDED
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.			X	
2B *ULDR*	Maximum building height of 30 floors.			X	
2C *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 up to 30 floors: 12,500 GSF floorplate max.			X	
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE INFORMATION NEEDED
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.			X	



	<p>-Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot setback on portion over 6 floors: 10,000 GSF floorplate max.</p> <p><i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i></p>				
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	<p>Parking consistent with TOD Principles:</p> <p>Encourage structured parking with screening or liner building if parking provided.</p> <p>Surface parking should be configured into smaller lots rather than one large lot.</p> <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>				X
T6	<p>Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling.</p> <p>Encourage car or bike sharing. Offer flexible hours. Provide shared parking.</p>				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



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: New River 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-DRT22006	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:	520 W Broward	
PROJECT ADDRESS:	520 W Broward Boulevard	
REVIEW DATE:	04/18/2022	
CASE PLANNER:	Karlanne Grant	
CONTACT INFORMATION:	kgrant@fortlauderdale.gov	

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

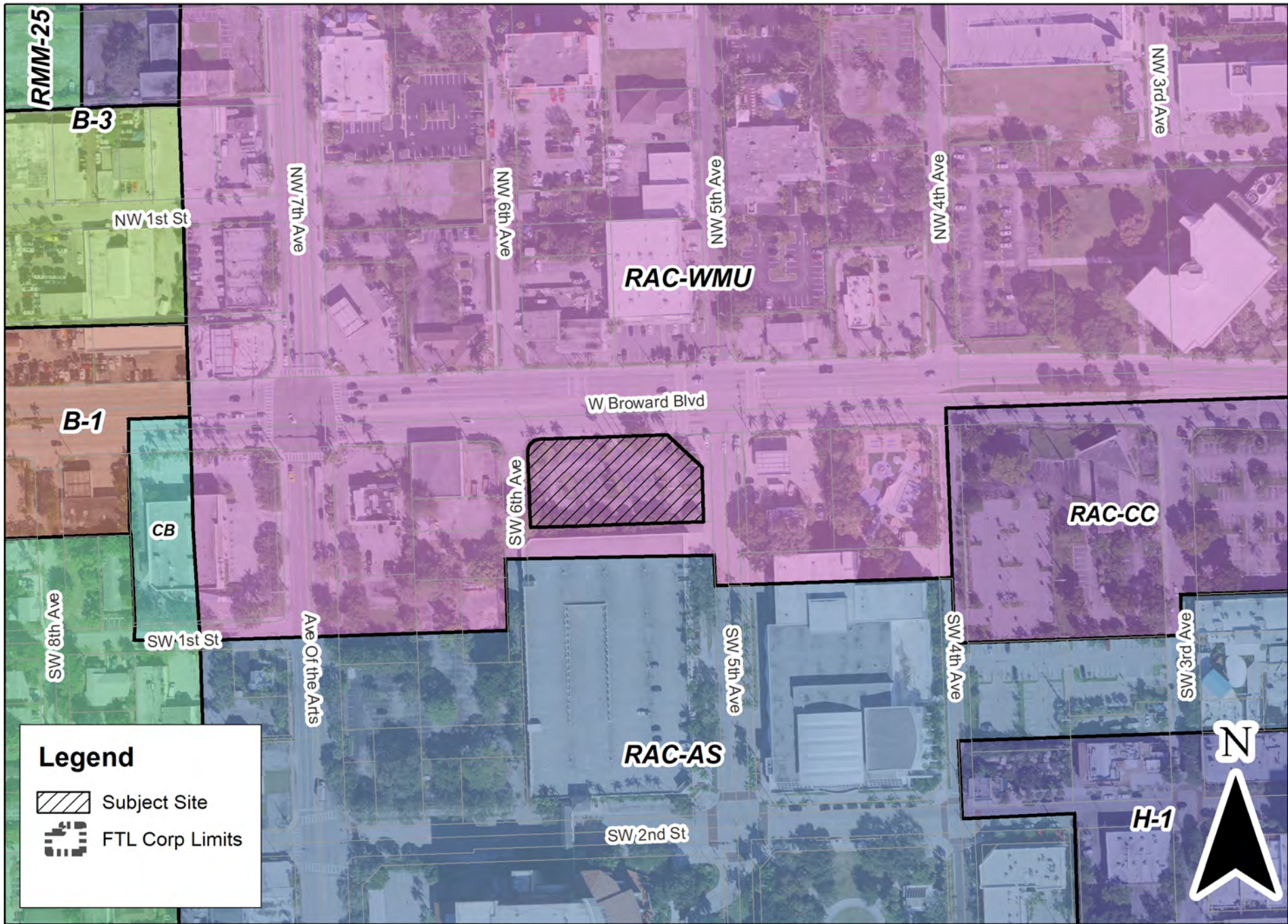
PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation.			X	
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk.			X	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide.			X	
S4	Discourage right turn lanes.			X	
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets.		X		
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development.			X	
STREET DESIGN (APPLICABLE STREETS)		YES	NO	N/A	MORE INFORMATION NEEDED
-	Andrews Avenue			X	
-	SE 3 rd Avenue			X	
-	SW 5 th Avenue		X, 15-foot side walk		
-	Local Streets Leading to River			X	
-	SW 6 th Street between SW 4 th Avenue and Andrews Avenue			X	
-	SW 7 th / 4 th Avenue			X	
-	FEC Railway South of the River			X	
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only).			X	
B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river.			X	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge.			X	
B4	Along SW 6 th Street (between SW 4 th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area.			X	



B5	Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers.			X	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses.			X	
B7	Encourage active uses facing all public parks and public spaces.			X	
B8	Encourage courtyards surrounded by active uses for buildings facing SW 6th Street.			X	
B9	Encourage loading, building service, and parking access via alleys, wherever possible.			X	
B10	Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels.			X	
B11	Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus.		X		
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less.	X			
B13	Parking garage and service access entrances are discouraged along public parks.			X	
B14	Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs.			X	
B15	Discourage surface parking lots with more than 10 spaces within 200' of the river's edge.			X	
ACTIVE BUILDING PROGRAM ALONG THE RIVER		YES	NO	N/A	MORE INFORMATION NEEDED
-	New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			X	
-	New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			X	
-	Existing building on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.			X	
-	New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk.			X	
CHARACTER AREA (APPLICABLE AREA: 4-B RIVER PARK PROMENADE)		YES	NO	N/A	MORE INFORMATION NEEDED
-	Setback from river edge: 60 feet minimum			X	
-	Varying shoulder height and stepback Max shoulder height (7 stories) Minimum stepback 30 feet				
-	Public waterfront access			X	
-	Minimum 2 rows of continuous shade trees required along the Riverwalk.			X	
-	To avoid excess paving/hardscape along the Riverwalk Promenade, the combines width of all paved paths at any given point is limited to 15 feet.			X	



-	Heavy emphasis on shade trees and lush, dense vegetation.			X	
-	More informal landscape design.			X	
-	Minimum 75% frontage for active uses.			X	
-	Intermittent retail in strategic locations.				
-	High level of transparency.			X	
-	Lobbies discouraged; locate on side streets.			X	



UDP-S22014

