



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 28, 2022

**PROPERTY OWNER /
APPLICANT:** Jeansusan, Inc.

AGENT: Andrew Schein, Lochrie and Chakas, P.A.

PROJECT NAME: 11 Andrews

CASE NUMBER: UDP-S22023

REQUEST: Site Plan Level II Review: 425 Multifamily Residential Units and 7,400 Square Feet of Commercial Use in the Downtown Regional Activity Center

LOCATION: 11 N. Andrews Avenue

ZONING: Regional Activity Center - City Center District (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S22023

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance data per Chapter 5 of the FBC
4. Provide building construction type designation per Chapter 6 of the FBC
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide Life Safety Plan and proposed Occupant Loads per 1004.3 & Table 1004.5.
7. Provide minimum required separation distance for interior exit stairways of not less than 30-feet per 403.5.1.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Dimension accessibility requirements to site per FBC Accessibility Code Section 206.7
10. Pools will be required to demonstrated compliance with Accessibility requirements per Section 1009 of FBC Accessibility Code.
11. Demonstrate by providing opening calculations that the openings on the exterior walls to the adjacent properties on the north, south and facing the 14-foot ROW Alley meet the requirements of Table 705.8 of the 2020 FBC.
12. Provide on the 47th floor common area Accessible Restrooms per the FBC Accessibility Code.
13. Show accessible parking and parking count on plans per Section 208 of the FBC Accessibility.
14. Provide building code references for the current 2020 Florida Building Code 7th Edition per Section 105.3.0.2 per FBC Broward Amendments.
15. Update the ASCE standards for Minimum Design Loads for Buildings and Other Structures to the current ASCE 7-16.
16. Per section 1620.2 of the FBC risk category II structures in Broward County must be designed to withstand wind pressures with 170 mph wind velocities (3-second gust), inscribe requirement on plans.
17. Show building compass orientation on site plan.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. All projects must consider safeguards during the construction process, Chapter 33 FBC 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.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP).

General Guidelines Checklist is available upon request.



Case Number: UDP-S22023

CASE COMMENTS:

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

1. **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 9' Right-of-Way dedication along west side of North Andrews Avenue to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with Broward County Planning Council if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
 - b. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us.
 - c. Provide permanent Sidewalk Easement as appropriate along west side of North Andrews Avenue to accommodate portion of pedestrian clear path located beyond the proposer Right-of-Way limits. To clarify the sidewalk easement shall not be necessary to overlap the proposed right-of-way.
 - d. Provide 10' x 15' (min.) permanent Utility Easement for any 6 Inch domestic water service and meter located within the proposed development as needed for City Maintenance access; show / label delineation and dimensions on plan.
 - Landscaping, structures and or other utilities encroachment will not be acceptable withing the requested easement area.
 - Please verify domestic water service point of connection notes on plan as it appears to be mistaken with the proposed fireline.
 - The proposed water main extension point of connection shall be from the existing 16" water main on North Andrews Avenue. The parallel water line west of the mentioned 16" main is a 6" not an 8" diameter line as shown on plan.
 - Proposed 8-inch water main extension should terminate with the Fire hydrant per City of Ft. Lauderdale Standard Water detail note 20.
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and



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

3. Depict label proposed stop sign on driveway connections to right of way as applicable.
4. 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.
5. 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.
6. For all levels in the parking garage:
 - b. 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.
 - c. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% adjacent to 90-degree angle parking stalls. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - d. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - e. 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.
 - f. Dimension proposed lane width on both sides of raised island for parking garage entrance, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
7. Sheet A0-05: 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.
8. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
9. Clarify design intent between site grading and personal access as proposed finished floor elevation appears to be approximately 3' higher than site elevation.
10. Please coordinate landscaping plan and engineering paving plan. Multiple conflict exists throughout with tree grates, landscaping areas and engineering paving design. In addition, required public pedestrian clear path appears to also conflict with landscaping plans. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes.



11. Show and label all existing and proposed utilities on landscaping plans to identify potential conflicts. A min. 5 feet and 10 feet horizontal clearance is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
12. 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 intersections of driveways with streets (10' measured from intersection point of pavement edges), 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).
13. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter, lighting etc. that will be maintained by the Applicant throughout the life of the improvements.

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-S22023

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

Utilities and utility equipment should be located above the Design Flood Elevation (BFE + 1') unless location below that elevation is specifically allowed per ASCE 24 or the equipment is designed, constructed, and installed to prevent floodwaters, including any backflow through the system, from entering or accumulating within the components.

Elevator components located below Design Flood Elevation (Base Flood Elevation + 1) should be constructed of flood damage-resistant materials and be designed to resist physical damage during flooding. If an elevator cab is designed to provide access to areas below the Design Flood Elevation (Base Flood Elevation + 1 foot), it must be equipped with controls that prevent the cab from descending into floodwaters. (FEMA Technical Bulletin 4)

Comment 2

Site Plan & Data (Sheet D-2) Provide flood zone information and flood zone delineation

A) Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones
- The 2014 FIRM shows flood zone AH, (BFE 5' NAVD 88), (Panel 557H)
- Preliminary flood maps show a (BFE 6' NAVD 88), (557J)
- Design flood elevation (BFE + 1) (plans show finish floor elevation of 7' NAVD 88)

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

Sheet C-104 shows a portable sediment tank, if this tank is above ground it should be anchored to prevent flotation. or otherwise designed and constructed to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

Comment 4

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 5

Chapter 14-6 Site plans and construction documents (a) ,4) Show where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. Use of fill to elevate buildings and structures is not permitted.



Comment 6

Code of Ordinances Section 14-11 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.

Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations on site plan or grading plan.

Case Number: UDP-S22023

CASE COMMENTS:

Please provide a response to the following.

1. Please shift the proposed Royal palms to the corner of Andrews AVE and NW 1st Street as additional shade tree street trees may also be provided.
2. Please provide the shade tree street trees along Andrews AVE on 30 feet centers.
3. Light fixtures over 10 feet in height are to be a minimum 15 feet from shade trees. Please show the 15 feet radii between the light fixture and trunk of the shade tree.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.

b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

5. Please provide within the overlay sheet landscape areas at grade with calculations demonstrating on and off-site landscape areas. As per Section 47-13.20. for sites 1.5 acres or less that calculate using the 10% of gross area, only up to 75% of the right of way landscape area may be calculated towards site requirements. Please verify within calculations that site code requirements are being met.
6. While 16 feet overall height is the minimum, Design Guidelines suggest overall height at 20-22 feet. Please investigate providing taller shade tree street trees due to requirements of FDOT.
7. 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. Where proposed utilities create conflict with required landscape materials, please shift the utilities.



8. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.

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. 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.
3. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



Case Number: UDP-S22023

CASE COMMENTS:

Please provide a response to the following:

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

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-S22023

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. Show containers on site plan. Trash room must accommodate trash and recycle containers.
11. 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.
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. Clarify if parking garage will be gated.
6. Illustrate clear sight triangle for the intersections and driveways.
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 **N Andrews Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
10. 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.
11. 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 is 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 (RAC) 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. Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. 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 review process and applicant must acknowledge this in response to this comment.
4. The project is subject to either: (1) a 30-day review period by the City Commission, or (2) potentially subject to approval by the City Commission for deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
5. The project is subject to the requirements of Downtown RAC Education Mitigation Agreement or Broward County Public School Concurrency, as applicable. 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 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. Provide a preliminary 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.



8. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
9. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before December 1, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. Provide a statement requesting and agreeing to a waiver of this timeframe or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
10. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art features to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placement of public art on the development site at northeast corner of the site or along A1A.
11. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. Andrews Avenue, revise the street section to clearly reflect the elements in the cross section from the DMP which should include the following; travel lanes; 8-foot 6-inch on-street parking, 15.5-foot setback to building inclusive of a minimum 10-foot clear sidewalk and 5.5-foot landscape strip;
- b. S6, S7, S8, Street Trees, palms are not provided at the corner. There are conflicts with the trees and building, as well as potential conflicts with overhead utilities, which needs to be addressed; and
- c. S16, Overhead Utilities; there are overhead power lines located along NW 1st Street that should be placed underground and will require coordination based on proposed plan. Provide information on the coordination and provide drawing details and cross section drawings that depict location of utilities in relation to placement of street trees and buildings.

Principles of Building Design and Storefronts

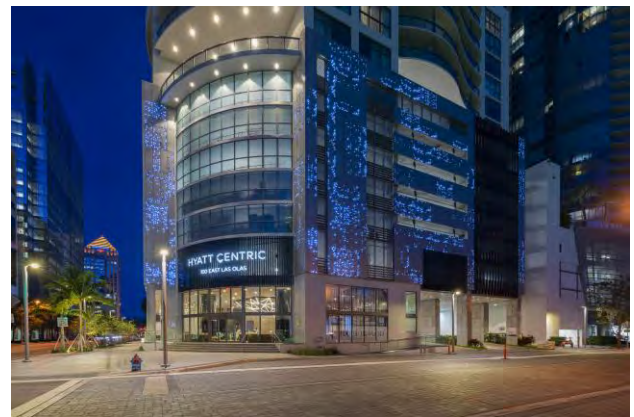
- d. B1, Streetwall Line; the placement of the building in relation Andrews Avenue due to dedications could be an issue and limits the amount of public realm and open space for the project. Examine the building placement and activity occurring on the ground level to meet this intent including back of house activity and use of the alley;
- e. B2, Framing the Street; there are landscape beds between the building and the sidewalk which appear to be leftover space or creates an impediment between the sidewalk and building;
- f. B12, Shading Devices; provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth for protection from the elements; and
- g. B22, Ground Floor-to-ceiling Height; the first level floor-to-ceiling height should be increased give the scale and size of the overall project with emphasis on the northeast corner.

Quality of Architecture

- h. Q1, Skyline Drama; tower design does not meet design intent given the top is simply mechanical screening material. Redesign the tower top to address this matter and indicate on elevations any use of building illumination;



- i. Q2, Expressive Tops; staff recommends exploring other tower top shapes or design to provide for stronger, more dramatic top;
 - j. Q3, Quality of Materials; provide higher quality materials at the lower pedestrian levels. Provide more information on the expansive use of smooth stucco on the building facades as the elevation drawings and renderings do not match; e.g. renderings indicate a pattern;
 - k. Q5, Parking Podium; parking screening does not meet design intent, requiring exceptional design solutions. Additional information and detail drawings of proposed screening is needed;
 - l. Q7, Creative Façade; provide for more variation in the building facades with greater expression at the building corners, increased articulation, and recess lines or other techniques to break the extensive areas of wall space on the building façades.
12. The proposed lower levels of the building, the pedestrian levels, should be redesigned to incorporate variation in space given the scale and size of the building. The northeast building corner and south facade should contain significant architectural features that are proportionate to the overall project scale with significant projections, increased floor-to-ceiling height, change in material, and other design techniques. The proposed parking screening does not meet the design intent for exceptionally screening where there is an opportunity to utilize parking screening in a creative manner while also creating a sense of place. If large expansive use of stucco is proposed, it should contain increasing use of scoring or other techniques that reduce the appearance of the material. Refer to images below as design examples.





13. Sheets B.1 and B.2, Update the site data information on Sheets C0 to address the following:
 - a. Provide breakdown on residential unit sizes and number of bedrooms. Note, minimum unit size is 400 square feet;
 - b. Expand the parking data to list the number of compact parking spaces; and
 - c. Identify bicycle parking and storage data including ratio.

14. Pursuant to Section 47-13.20. E, Open Space, the project does not appear to meet the open space requirements. Detailed information needs to be provided in the site data. In addition, there are areas being calculated as open space which are not permitted by code. Sheet B.4, revise the open space data to correctly identify the areas permitted to be counted as open space per the ULDR; e.g. vehicle use area cannot be include this would mean the access into loading and garage should not be included. The area along Broward Boulevard is being included which is not permitted. Ensure labeling is consistent and identified correctly.

15. Provide the following changes on site plan:
 - a. Consolidate the back of house components and relocate such so accessible from the alley rather than NE 1st Street frontage;
 - b. Remove the landscape areas between the building face and sidewalks;
 - c. Indicate location of stairs and ramps based on grade changes; and
 - d. Provide for bike storage on the ground level easily accessible for residents.

16. Provide the following changes on the building floor plans:
 - a. Ground level, identify any overhead projecting building elements, balconies, etc.;
 - b. Parking levels, provide typical parking stall widths;
 - c. Parking levels, aisles must be a minimum width of 24 feet;
 - d. 10th level, label the amenity deck with the specific amenity components as well as access to such area;
 - e. 47th level, provide spot elevations for roof level; and
 - f. See previous comments #12 for overall design comment.

17. Provide the following changes on the building elevations:
 - a. Label and identify all architectural elements;
 - b. Correlate the materials sheet with the building elevations and features depicted on the site plan;
 - c. Indicate location of stairs and ramps based on grade changes;
 - d. Provide cross section detail for the building in relation to the alley; and
 - e. See previous comments #12 for overall design comment.

18. Provide the following renderings and ensure all existing or proposed structures are shown in all renderings. Ensure that graphics accurately portray the project in scale as well as building material given the building elevations and renderings do not match and the parcel directly adjacent to Broward Boulevard is rendered as if the parcel is part of the project.
 - a. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures. Dimension the height, length and width of all structures in order to ascertain the relationship the proposed development will have on the surrounding properties;
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm from Andrews Avenue and Broward Boulevard; and
 - c. Provide a night-time rendering of the proposed project.

19. Provide streetscape cross section drawings that identify the required streetscape elements in relation to the building for all street frontages and indicate DMP dimensions requirements; e.g stepbacks.



20. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used 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 drawing(s) with spot elevations of equipment, on roof finish floor, and screening element depicting adequate screening of roof mounted equipment;
 - b. Ensure the screening material is 100% opaque, made of durable material, and also meets the DMP tower design requirements; and
 - c. Provide images of product material used to screen the equipment.
21. Pursuant to Section 47-20.14, Photometrics values should be shown for the amenity deck.
22. It is recommended the following bicycle-related comments be addressed:
 - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data;
 - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended;
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons; and
 - d. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
23. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination given recent enhancements completed, and whether the project is located along a planned bike network.
24. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
25. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.); and,
 - c. Proposed color and materialsNote: Please note any proposed signs will require separate permit applications.
26. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

GENERAL COMMENTS

The following comments are for informational purposes.

27. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.



28. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
29. 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-DRT22009	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:	11 Andrews	
PROJECT ADDRESS:	11 Andrews Avenue	
REVIEW DATE:	6/21/2022	
CASE PLANNER:	Jim Hetzel	
CONTACT INFORMATION:	JHetzel@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		
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Comment: Coordinate with Transportation and Mobility Department				X
S5	Maximize street trees on all Downtown Streets. Comment: See DRC comments.		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 Comment: Clearance measurement was not provided nor was cross sections.				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. Comment: See DRC comments.		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'. Comment: See DRC comments.		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 stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.	X			
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types. Comment: See DRC comments.		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. Comment: See DRC comments.				X
B23	Avoid drive-thrus in the wrong places.			X	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).	X			
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. Comment: See DRC comments.		X		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core. Comment: See DRC comments.		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 Comment: See DRC comments.		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 Comment: See DRC comments.		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. Comment: See DRC comments.		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. Comment: See DRC comments.				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. Comment: See DRC comments.		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			
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 (bold item is not meeting) Encourage structured parking with screening or liner building if parking provided.		X		




	Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles				
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.			X	
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.	X			
T8	Encourage green buildings, green site design and green infrastructure.				X
T9	Create attractive, active and safe multimodal systems.			X	

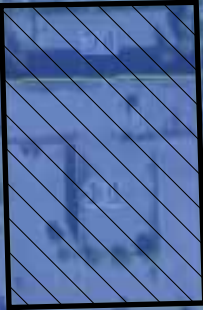
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WMU

NW 21st Ave

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LEGEND

 Subject Site



RAC-CC

UDP-S22023 - 11 Andrews - 11 N Andrews Avenue

