



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 26, 2022

**PROPERTY OWNER /
APPLICANT:** PAWACQCO Holdings 5, LLC.

AGENT: Jason Crush, Crush Law, P.A.

PROJECT NAME: Park Place

CASE NUMBER: UDP-S22032

REQUEST: Site Plan Level II Review: 6,908 Square-Feet of
Commercial Use in the Downtown Regional Activity
Center with Associated Parking Reduction

LOCATION: 600 SE 2nd Court

ZONING: Regional Activity Center - East Mixed Use District (RAC-
EMU)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-S22032

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
7. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
8. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
9. Show that the openings in the exterior walls on the South and East Elevations meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: UDP-S22032

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 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
 - b. Provide 5' permanent Right-of-Way Easement or dedication along the south side Southeast 2nd Court to complete half of 50' Right-of-Way section.
 - c. Provide permanent Sidewalk Easement as appropriate along south side of Southeast 2nd Court and east side of Southeast 6th avenue to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
2. 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. 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.).
4. Proposed canopy/awning shall not be constructed within the required Southeast 2nd Court proposed right-of-way limits. Also, where canopy/ awning is proposed over public sidewalk but outside of the required right-of-way dedication it shall provide 14' head clearance.
5. Provide disposition of existing light poles, within the adjacent right of way that maybe impacted by the proposed development.
6. 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).



7. Provide typical roadway sections showing existing and proposed conditions to include travel lanes right-of-way limits and easement.
8. East bound travel lane on Southeast 2nd Court shall remain per typical section.
9. The Southernmost parking space along Southeast 6th Avenue is not in compliance with FDOT FDM 212.11.2.
10. Building Elevations shall also show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances.
11. Proposed exterior building doors, shall not open into the public right-of-way, sidewalk easements, and ADA accessible path. Instead, consider recessing into building to enhance pedestrian safety.
12. 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.
13. 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.
14. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
15. Per City atlas the following appears to be in need of verification. To request City's water and sewer infrastructure as-built, please email PLAN@FORTLAUDERDALE.GOV
 - a. MH labeled Storm MH along Southeast 2nd Court appears to be an 8" Sanitary Sewer.
 - b. The proposed sanitary sewer lateral connection appears to be proposed at an 18" Sanitary sewer main. Please connect on the 8" further north.
 - c. The watermain along Southeast 6th Avenue appears to be an 8" main.
16. The proposed trees along Southeast 2nd Court are within 10' of the existing Watermain and 18" Sanitary Sewer. If the trees are to remain the utilities will need to be relocated outside of the 10' from edge of utility to edge of mature tree trunk.
17. Show existing and proposed utilities on the landscape plan.

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-S22032

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area (SFHA)

GENERAL COMMENTS

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will become AE 6 flood zone.
The effective date of this change is not available at this time.



Case Number: UDP-S22032

CASE COMMENTS:

Please provide a response to the following.

1. Please provide calculation of required / provided for open space and Landscape area at grade as to Section 47-13.20.E.2. Please differentiate on-site and off-site landscape areas in calculations whereas up to 75% of the right of way landscape area may be applied to the site requirement.
2. City staff site visit indicates the tree number 14 Gumbo Limbo has a trunk diameter that would put it in a category of a possible specimen tree. 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. Being that this tree is off site, neighboring property owner's permission will be required prior to any work done to this tree.
3. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Have ISA Arborist evaluate site trees for relocation.
4. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. note on plans indicate "All pedestrian lights proposed on site are to be mounted at 10 feet AFG". Please verify if this includes light fixtures within the city right of way.
5. 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.
6. Please provide the on-street parking on SE 2nd Court with bulb-out landscape areas and trees. Please remove on-street parking from the west side of the project site and provide landscape materials and trees that are similar as those proposed at the tunnel improvements.
7. As mentioned by city staff, it appears that SE 2nd Court needs to be corrected as to the site design. When site changes are made, please show the existing 6inch watermain with a measured horizontal clearance between the utility and trunk of the tree.
8. Please provide cross sectionals of the streetscape for the proposed development.
9. Please provide an overlay sheet demonstrating open space and landscape at grade is being met. Please provide square footage per landscape area along with total calculation.
10. Please provide FDOT line of site from SE 2nd Court.
11. Additional comments may be forthcoming after next review of new plans and written comment responses.



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 note this at time of submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. Entry / exit door should be solid, impact resistant or metal.
3. Entry and exit door should be equipped with a secondary locking system like door pins, deadbolt or burglary prevention hardware and 180-degree peephole or viewport for maintenance door security.
4. The businesses should be equipped with a CCTV system that would capture an identifiable image of an individual on site. The system should be capable of covering entry and exit points, parking lot, future cash management areas and any other sensitive area of concern.
5. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm system should have battery back-up and or cellular back-up features.
6. Office doors should be equipped so that they may be locked from the inside to be used as possible "Safe Rooms" during an active threat event like an active killer incident.
7. Site lighting and landscape should follow C.P.T.E.D. standards.

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-S22032

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 collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. 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.

1. None



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CASE COMMENTS:

1. Pursuant to the traffic statement, utilizing an offsite parking facility may be proposed. If this is the case, please provide the location and proposed vehicular and pedestrian circulation as part of the traffic statement for review.
2. Pursuant to FDOT project FPID 43971415201 (the tunnel top project), there is planned milling and resurfacing as well as restriping proposed along SE 6th Avenue. Please coordinate with City of Fort Lauderdale staff for any proposed improvements along this roadway.
3. City metered parking stalls along SE 6th Avenue should remain.
4. Pursuant to Section 47-20.2. - Parking and loading zone requirements, 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.).
5. 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.
6. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
 - a. Site Plan should show what percent of a parking reduction is being requested.
 - b. Residential uses outside a regional activity center (RAC) cannot be a part of the shared parking analysis and cannot reduce its parking requirement.
 - c. A parking reduction order will need to be recorded.
7. 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. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
8. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."



9. 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.
10. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
11. A cross access agreement is required for the loading and unloading of the dumpster which is located on a separate parcel.
12. 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.
13. Sidewalks must be straight and direct pedestrians to clear path ways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
14. Ensure sidewalk is a minimum of 7 feet wide on **SE 2nd Court and SE 6th Avenue**. 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.
15. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.
16. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: UDP-S22032

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach
- 2) The site is designated Downtown Regional Activity Center (D-RAC) on the City's Future Land Use Map. The proposed use is permitted in the designation of D-RAC. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
- 4) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 5) As per discussions with the applicant's representative, Jason Crush, of Crush Law, P.A., to comply with the parking requirements of Section 47-24. - Development Permits and Procedures, the subject site will be combined with 614 SE 2 Court. An updated site plan and abstract survey are required to be submitted. If the sites are not combined, a parking reduction or exception can be sought through a Site Plan Level III application.
- 6) Recalculate onsite parking requirement calculations on Sheet SP-1.0 – Site Plan. The parking requirements of Section 47-20.2-Parking and Loading Requirements, Table 3, Regional Activity Center- City Center District, permits the exemption of 2,500 square feet per development site, and cannot be applied to each tenant space. Reference Section 47-20.2.B on guidance for calculating restaurant customer service area for restaurants exceeding 4,000 square feet.
- 7) Provide the following changes on the site plans:
 - a. Correct north arrow.
 - b. Add streets to floor plan.
 - c. Provide a three foot setback from the south property line to the outdoor dining area and southeast corner of the building per ULDR Section 47-23.3. - Setback Requirements at Rear of Business Building Abutting an Alley.
 - d. Increase the width of the proposed sidewalk along S.E. 6th Avenue to 7 feet excluding the curb. Sidewalks width does not include the curb.
 - e. Relocate on street parking spaces from S.E. 6th Avenue to add on-street parking along S.E. 2nd Court.
 - f. Replace parking spaces along S.E. 6th Avenue with landscaping to improve the relationship between the proposed outdoor dining and tunnel top park improvements.
 - g. Work with Engineering on potential drive lane width concerns along S.E. 2nd. The proposed improvements seem to encroach further into the drive lane than permitted.

- h. Provide pedestrian easements for all sidewalks located on private property along S.E. 2nd Court and S.E. 6th Avenue and label the Sheet SP-1.0, Site Plan, accordingly.
 - i. The dumpster enclosure shall be shown on the updated Site Plan.
- 7) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:
- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
- 8) Provide the following changes on elevations:
- a. Provide street sections of existing and proposed modifications of S.E. 2nd Court and S.E. 6th Avenue-include centerline measurements and drive lane widths.
 - b. Provide rooftop elevation drawings that identify the location of equipment on building elevations by outlining the equipment with dash lines.
 - c. Provide a detail key and examples of proposed building material.
 - d. Provide additional diversification of material types to complement the structures high end materials by limiting the use of stucco. Use alternative materials for the builds cornice and columns and integrate coral stone or similar faux materials to support the local vernacular of South Florida that aids in creating a sense of place.
- 9) It is encouraged to submit a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- Please note any proposed signs will require a separate permit application.
- 10) 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.

GENERAL COMMENT

- 11) Please note any proposed signs will require a separate permit application.
- 12) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 13) 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 **October 25, 2022**, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes 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.



- 14) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



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-DRT22014 (UDP-S22032)	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:	Park Place	
PROJECT ADDRESS:	600 SE 2 nd Street	
REVIEW DATE:	7/19/2022	
CASE PLANNER:	Adam Schnell	
CONTACT INFORMATION:	954-828-4798	

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. Rearrange parking onto SE Nd Court		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. Provide Tree Distance Measurements				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet Provide Tree Distance Measurements				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. Provide Radius				X
S12	Discourage curb cuts on "primary" streets.			X	
S13	Encourage reduced lane widths on all streets. Provide Cross Sections for Both 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. Provide Cross Sections for Both Streets			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). Provide Cross Sections for Both Streets				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 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.	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	
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). Rooftop Plans required		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. No, but the building design meets the intent of the Downtown Master Plan		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. -Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <u>Note:</u> projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.			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: Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles No, but surface level parking lot is already existing		X		
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. Provide Bike Parking				X



LEGEND

 Subject Site

H-1

UDP-S22032 - Park Plaza - 600 SE 2nd Ct.

