



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 26, 2022

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

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: 200 W. Broward

CASE NUMBER: UDP-S22030

REQUEST: Site Plan Level II Review: 381 Multifamily Residential Units, 7,527 Square-Foot of Commercial Use in the Downtown Regional Activity Center

LOCATION: 200 W. Broward Boulevard

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Trisha Logan



Case Number: UDP-S22030

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
10. Show that the separation distance between exit access stairways for levels above seventh floor meet the requirements of section 1007 of the FBC.
11. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
12. Show that the openings in the exterior walls on the South Elevation meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?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-S22030

Site Plan Level II

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 permanent Sidewalk Easement as appropriate along **South** side of **West Broward Boulevard** to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along **east** side of **SW 3rd Ave** to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along **west** side of **SW 2nd Ave** to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Permanent Utility Easement 10' x 15' (min.) for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access):
 1. Clearly show the limits of easement on plan to verify that there are no encroachments being proposed with the new 8" fireline.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department for the proposed 381 residential units building. The already obtained capacity letter took into consideration a total of 200 residential units. 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>
2. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along West Broward Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us.
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited



to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc. The information provided is incomplete/inaccurate.

4. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing conditions of SW 3rd Ave (West side). Note, improvements shown on plan do not appear to be existing.
5. 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, and streets with streets (25' measured from intersection point of extended property lines). Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
 - a) Please move bicycle racks to private property.
6. Proposed Sidewalk Easement boundaries: update sidewalk easement hatch on SW 2nd Ave for clarity. Sidewalk easements required inside private property only.
7. Type I and Type II loading zones are being indicated in plans. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6. Please add Type I and Type II loading Zones description on sheet C0. No backing into a public right-of-way shall be permitted for Type II loading zone.

Show truck turning movements in and out the proposed dumpster enclosure/ building. Ensure sufficient height clearance is provided within garage for truck access.
8. Provide and label typical roadway cross-sections for the proposed development side of **West Broward Boulevard, SW 2nd Ave and SW 3rd Ave**: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross sections must show existing and proposed conditions to include existing edge of pavement.
9. Vehicle reservoir space (VRS) shown on Site plan do not comply with section 47-20.17. Proposed VRS quantities are substandard. In addition, stacking requirements shall be met without blocking proposed public walkways.
10. Show if valet parking area will be separated from general parking area with gates and depict on plans accordingly.
11. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements as applicable.
16. Conceptual Water and Sewer Plan:

In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).



17. Provide sufficient existing and proposed grades and information on Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate).

Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (**coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions**). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
18. 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.
19. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
20. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.
 - b. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
21. Show and label all existing and proposed utilities on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
22. 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.
23. 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. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

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

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

Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

ADVISORY: Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.



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CASE COMMENTS:

Please provide a response to the following:

1. (2019) Preliminary Flood Zone data given, AE-6. Effective (2014) Flood Zone is 0.2 X/ AE 5. Either map can be used without penalty.
2. Proposed elevation of structure at 7.0 ft NAVD is acceptable. Minimum 6 ft NAVD required.
3. Storage and trash rooms located on ground floor below 6 ft NAVD require dry floodproofing.

GENERAL COMMENTS

The following comments are for informational purposes.

1. NFIP Technical Bulletin 3: Requirements for the Design and Certification of Dry floodproofed Non-Residential and Mixed-Use Buildings
2. Additional comments may follow pending submittal of complete plan set.



Case Number: UDP-S22030

CASE COMMENTS:

Please provide a response to the following.

1. Please correct the mitigation for the Royal palms on the tree disposition sheet.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
this is a link to a city web page to assist as to mitigation for the Royal palms.
2. 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. Please show utilities on Landscape plan with measured horizontal clearance.
3. 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.
4. At the southwest corner of the site on SW 3rd AVE, please provide the transitioning of the sidewalk closer to the property line and provide an additional bulb-out landscape area with a shade tree.
5. Southwest 3rd AVE requires a minimum 5 feet width landscape area adjacent to the on-street parking stalls with shade tree street trees, please provide on 30 feet centers. These street trees may be placed closer to the shade trees within the bulb-out landscape areas than the 30 feet separation.
6. For planned consistency with neighboring projects along southwest 3rd AVE please provide the street trees within the bulb-out landscape areas on 30 feet centers.
7. Please provide root development product for under paved areas for the trees along SW 2nd AVE, such as CU Structural Soil and or Soil Cells. While demonstrating hashing on landscape plans also include site and civil plans as to the extent of use of the Structural Soil. Please provide Structural Soil composition as well.
8. 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. Please show measured distance on Landscape plan.
9. 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 not at this time of DRC 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.



Case Number: UDP-S22030

CASE COMMENTS:

Please provide a response to the following:

- Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
- 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.
- Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
- All glazing should be impact resistant.
- Units should be pre-wired for an alarm system.
- Lighting and landscaping should follow CPTED guidelines.
- Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
- 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.
- Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
- Emergency access for first responders should be provided, Knox Box, for both police and fire.
- Light reflecting paint should be used in parking garage to increase visibility and safety.
- All restricted areas and resident only areas should be access controlled and labelled as such.
- Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
- Parking garage should have access control separating private residential parking from public access parking.
- 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-S22030

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 charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
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. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
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. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
14. 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. 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. Please set up methodology meeting and provide traffic study as soon as possible in order
3. Provide FDOT Pre-Application letter.
4. Provide pedestrian and mobility enhancements in the surrounding area to provide connectivity to nearby hubs.
5. 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.
6. 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.
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. Pursuant to Section 47-20.17, there are 6 VRs required. The VRs shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
9. Please clarify the proposed circulation for Valet and Drop-off. Signs should be placed to ensure that valet and drop-off are all entering and exiting at the same access points.
10. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:



- a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
 - c. Both spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
11. If the conditions in the previous comment cannot be met, a valet operation will be required for the tandem parking stalls.
 12. A queuing analysis for valet operations needs to be provided as part of the traffic study. Information for lift operations needs to be provided.
 13. ADA parking needs to be provided pursuant to the ADA design guide's minimum number of accessible parking spaces.
 14. The city reserves the right to meter on street parking stalls on the public right of way at any time.
 15. The on-street parking along SW 2nd Avenue has been restriped to 45-degree angled parking. Please revise plans in accordance with the current existing conditions. Please note that these spaces are to remain.
 16. 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.
 17. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
 18. Pursuant to Section 47-20.5, the stacking for inbound vehicles self-parking (residential) and self-parking (non-residential) is 2 spaces or 1% of the total parking capacity, whichever is greater, up to a maximum of 5 spaces.
 19. 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.
 20. ADA access should be provided along SW 2nd Avenue and SW 3rd Avenue for access to the commercial and retail locations.
 21. Relocate bicycle rack located on the corner of Broward Boulevard and SW 2nd Avenue to provide unobstructed pedestrian accessibility to the crossing at this location.
 22. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
 23. Ensure sidewalk is a minimum of 7 feet wide on **SW 3rd Avenue and SW 2nd 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.



24. 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.

25. 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 listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
3. Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from the Downtown RAC unit pool, such units shall be allocated first before the allocation of unified flex units. Application submittal does not guarantee unit availability. Staff will advise the applicant on the status of these units during the DRC approval process.
4. Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5018).
5. 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](#).
6. 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.
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. (For more significant projects, RAC, etc.) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
8. This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of this proposal. A written response



from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

9. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
10. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-City Commission sign-off.
11. Update the site data information on the Site Plan, Sheet C0, to address the following:
 - a. Provide a breakdown on residential unit sizes for the project including number of bedrooms. Note, minimum unit size is 400 square feet;
 - b. List provided parking spaces for commercial areas; and
 - c. Update "DRT Table" to provide accurate tower floor plate sizes.
12. The project does not meet certain Downtown RAC dimensional requirements and Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. If the applicant is proposing to deviate from such, the applicant must identify alternative design solutions which demonstrate and maintain the overall design intent. Applications proposing alternate design solutions are subject to City Commission approval. Staff has commented below under the applicable category and has provided images to assist the applicant:

Principles of Street Design

- a. **S15**, Broward Boulevard is the gateway corridor to the Downtown. The proposed development will be part of the grand entrance to the downtown and a significant connection point between the Brightline station and west side of the Florida East Coast Railway, including the Performing Arts Center and multiple new residential units. As such, consider the streetscape design elements as shown below.
 - i. Provide on-street parking design per the details and cross section below.
Edge of asphalt to building line = 26 feet. Within those 26 feet would be:
 - Sidewalk (multi-modal) = 12 feet.
 - Planting area (optional seating or other plaza-like elements) = 14 feet.
 - Planting should be placed so not to create issues with site visibility triangle.



- b. In addition to the cross-section referenced above, consider reviewing and implementing the recommendations provided in the Broward Boulevard Gateway Study: <https://www.fortlauderdale.gov/government/departments-i-z/transportation-and-mobility/transportation-division/transportation-planning/broward-boulevard-gateway-study> and FDOT's Central Broward Transit Study: <https://www.fdot.gov/projects/browardblvdtransit/home>

Principles of Building Design

- c. **B12, B15**, At the northeast corner of the site, the proposed pedestrian plaza, landscaped area, and seating area should be reconfigured to provide a more inviting and accessible space. As a primary connection point between the Brightline station and attractions located on the west side of the Florida East Coast Railway, including the Performing Arts Center and multiple new residential units, there is an opportunity to create an enhanced pedestrian plaza at this corner. In the proposed design, the sidewalk width is reduced to 8 feet 3 inches and the corner is blocked to pedestrian traffic with proposed landscaping and seating. It is encouraged to explore other design alternatives to enhance this corner.

The Northwest corner will also serve as a focal point going eastbound on Broward Boulevard. Consider enhancing this corner façade to add more embellished architectural elements and to improve the pedestrian experience at ground level.

On both side elevations, along SW 2nd Avenue and SW 3rd Avenue, raised seating is provided for the proposed commercial spaces. These areas should be accessible from the street level to provide accessibility into the covered pedestrian walkways. This would also provide a more cohesive walkway and enhance the pedestrian experience along both avenues.

- d. **B14**, The Fifth Façade, provide additional details concerning any sustainable roof treatments that are to be implemented.

Quality of Architecture

- e. **Q1**, Skyline Drama. While the shape of the tower top is expressive, the materials used for this architectural element appear to be transparent and would not provide adequate screening to achieve zero visibility to the mechanical equipment beyond. Additional details to show zero visibility and/or an alternative design should be provided.
- f. **Q3, Q7**, Plans and elevations do not provide sufficient detail concerning the materials to be used at the ground level or throughout the building. Particularly at the first two levels, consideration should be given to provide a layering of architectural elements and materials. Additional details concerning the durability, quality, and variation of materials should be provided.
- g. **Q4**, The south elevation of the podium is a blank wall that faces the Himmarshee (H-1) Historic District. A stucco pattern or public art installation should be implemented into the façade to add visual interest as well as to complement the historic district and abutting properties.
- h. **Q5**, Additionally, the south elevation is shown as constructed on the zero-lot line which directly abuts an existing two-story structure with elements that encroach into the development site. Consideration should be given to these existing conditions and the south façade should be shifted back at least 5 feet from the neighboring property line. An opportunity to create a wide pedestrian walkway connecting SW 3rd Avenue and SW 2nd Avenue in this location should also be considered. The proposed bicycle storage room could also be relocated from the shown location to the ground level of the building along this area to activate this walkway and the southwest and southeast corners that connect into the Entertainment District.

Storefronts

- h. **SF2, SF3**, A combination of storefront styles with a combination of durable materials to create variety and visual interest should be incorporated at the street level. On Sheets A-1.0.06A and A-1.0.06B detailed information of the proposed materials must be provided.
- i. **SF 6**, On both side elevations, along SW 2nd Avenue and SW 3rd Avenue, raised seating is provided for the proposed restaurant spaces. These areas should be accessible from the street level to provide accessibility into the covered pedestrian walkways. This would also provide a more cohesive walkway and enhance the pedestrian experience along both avenues.
- j. **SF 7**, At the northeast corner of the site, a blank wall is created on the backside of the elevators. This corner should be enhanced to create a more inviting and accessible pedestrian plaza space and design solutions should be incorporated to open this space.

Downtown Core Character Area

- k. **1A**, Provide clarification on plans for use of "Floor 9.5" and how it qualifies as a mezzanine level.
- l. **1C**, Total square footage for "Floor 10" exceeds allowable floor plate size.

TOD Guidelines

- m. **T3**, Consider providing wayfinding elements to enhance a safe pedestrian connection with the Brightline station, particularly at the northeast corner of the project site.
- n. **T5**, Additional details concerning the method of screening the parking garage is needed. Elevations do not indicate type of material to be used or method of how vehicle headlights will be screened.
- o. **T5**, Include parking for mopeds, scooters, motorcycles, and other similar vehicles.
- p. **T9**, Coordinate with SW 2nd Avenue improvements and existing streetscape and bike rack design. Provide a context plan and details to show connectivity.



Building Corner Plaza



Corner Design with Rich Layering of High Quality Materials

For more information, refer to the complete Downtown Master Plan Design Review Team (DRT) Comment Report attached.

- 13. Provide the following changes on site plan:
 - a. Shift the building back from Broward Boulevard to allow for greater pedestrian space and comfort;
 - b. Shift the south façade at least 5 feet from the neighboring property line to account for existing conditions and consider options to create a walkway in this location to connect SW 2nd Avenue and SW 3rd Avenue;
 - c. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks;



- d. Coordinate with 300 W. Broward to match Northwest corner condition and provide radius for Northeast corner;
 - e. Indicate on site plan and landscape drawings locations of fire valves, lighting fixtures, bicycle racks, and any utility boxes; and
 - f. Bicycle parking located at the northeast corner of the site should be relocated. This configuration blocks the existing fire hydrant to remain and blocks pedestrian access into the site from crosswalk. Racks should be placed within the existing sidewalk obstructions to maintain a clear line of travel for all sidewalk users.
 - g. Indicate paving materials to be used for sidewalks, pedestrian crossings, parking spaces, and other locations throughout the site. Paving materials should align with adjacent properties along SW 2nd Avenue and take into consideration the recent improvements completed by the Downtown Development Authority.
14. Provide the following changes on plans:
- a. Provide additional details for the mezzanine level "Floor 9.5";
 - b. Provide additional details on the roof plans indicating location and height of equipment, and materials and specifications for screening elements. Plans should clearly indicate that all mechanical equipment will be completely screened with an opaque material and will be at least 6-inches above the highest piece of equipment;
 - c. Reduce floor plate size of "Floor 10" which exceeds allowable size for the Downtown Core Character Area;
 - d. Additional information is needed on the plans to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top;
 - e. Provide dimension from center of tree to building face on Street Sections (Sheet A-1.0.04) and Landscape Plan (Sheet L-1); and
 - f. Provide utility plan and confirm if power lines need to be buried.
15. Provide the following changes on the elevations:
- a. Provide a material key and identify materials to be utilized on all elevation drawings;
 - b. On Sheets A-1.0.06A and A-1.0.06B detailed information of the proposed materials must be provided.
 - c. Provide a ground floor cross-section showing locations of trees, architectural elements (including ground floor awnings), and streetscape elements with clear dimensions and labels;
 - d. Provide additional details on the elevations and roof details page (Sheet A-1.3.11) indicating location and height of equipment, and materials and specifications for screening elements. Plans should clearly indicate that all mechanical equipment will be completely screened with an opaque material and will be at least 6-inches above the highest piece of equipment; and
 - e. Additional information is needed on the elevations to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.
16. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
- a. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.



- b. **Provide context elevations** of general area indicating proposed development and outline of all nearby properties with structures outlined showing the building line and tower setback specifically for adjacent building to the east, with uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
 - c. **Provide additional pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping. Update pedestrian level perspective at northeast corner to include location of utilities proposed to remain.
 - d. **Provide a night-time rendering** of the proposed project elevations.
17. Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
 18. An updated Water and Sewer Letter must be provided to reflect proposed unit counts for this new development and updated units counts that include recently approved new developments.
 19. Considering the proximity between the north elevation of the proposed development and the neighboring residential units, the north façade of the proposed new development should be well articulated. Provide additional information on the articulation and materials to be used on this elevation.
 20. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
 21. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
 22. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
 23. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.
 24. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located in visible, well-lit areas as close as possible to



pedestrian entryways/doors. In addition, where possible locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. Consult with Transportation and Mobility for bike lines in a planned network.

25. In the placement of public art on the development site see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Pursuant to State Statute 166.033 the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination. The applicant has provided a statement requesting and agreeing to a waiver of these timeframes for review and approval.
2. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Trisha Logan, TLogan@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
4. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.



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-DRT20213	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:	200 W Broward Boulevard	
PROJECT ADDRESS:	200 W Broward Boulevard	
REVIEW DATE:	July 7, 2022	
CASE PLANNER:	Trisha Logan	
CONTACT INFORMATION:	Stephanie Toothaker, Toothaker.org	

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. Comment: Coordinate with 300 W. Broward Boulevard plan and consider placement of an additional on-street parking space on SW 3rd Avenue, south of the main entrance/exit.				X
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.	X			
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.	X			
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet Comment: Provide dimension from center of tree to building face on Street Sections (Sheet A-1.0.04) and Landscape Plan (Sheet L-1)				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. Comment: Coordinate with 300 W. Broward to match Northwest corner condition and provide radius for Northeast corner.				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 and provide context plans of neighboring properties.				X
S16	Bury all power lines in the Downtown Area. Comment: Provide utility plan and confirm if power lines need to be buried.				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). Comment: See DRC Comments for S15				X
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. Comment: See B12				X
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). Comment: Provide additional details for the mezzanine level "Floor 9.5." Maximum podium height is nine floors in the				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: At the northeast corner of the site, the proposed pedestrian plaza, landscaped area, and seating area should be reconfigured to provide a more inviting and accessible space. As a primary connection point between the Brightline and the west side of the Florida East Coast Railway, including the Performing Arts Center and multiple new residential units, there is an opportunity to create an enhanced pedestrian plaza at this corner. In the proposed design, the sidewalk width is reduced to 8 feet 3 inches and the corner is blocked to pedestrian traffic with proposed landscaping and seating. On both side elevations, along SW 2nd Avenue and SW 3rd Avenue, raised seating is provided for the proposed restaurant spaces. These areas should be accessible from the street level to provide accessibility into the covered pedestrian walkways. This would also provide a more cohesive walkway and enhance the pedestrian experience along both avenues. The Northwest corner will serve as a focal point going eastbound on Broward Boulevard. Consider enhancing this corner façade to add more embellished architectural elements and enhance the pedestrian experience at ground level.		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 Comment: See Comment B12		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. Comment: Additional information is needed on the plans to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.				X
B19	Mitigate noise pollution. Comment: See DRC Comments				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.	X			
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B14	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). Comment: See DRC Comments				X
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. Comment: Transparency				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 Comment: More variety				X
Q4	Respect for Historic Buildings Comment: Blank wall facing H-1 district.				X
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored Comment: How will the light be blocked. Materials? Break up the design.				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. Comment: See DRC Comments				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: Below shoulder level (See Hyatt Centric) Material diversification.				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. Comment: On Sheets A-1.0.06A and A-1.0.06B detailed information of the proposed materials must be provided.				X
SF3	Encourage durable materials for ground floor retail and cultural uses. Comment: On Sheets A-1.0.06A and A-1.0.06B detailed information of the proposed materials must be provided.				X
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	X			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth). Comment: On both side elevations, along SW 2nd Avenue and SW 3rd Avenue, raised seating is provided for the proposed restaurant spaces. These areas should be accessible from the street level to provide accessibility into the covered pedestrian walkways. This would also provide a more cohesive walkway and enhance the pedestrian experience along both avenues.				X
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls Comment: At the northeast corner of the site, a blank wall is created on the backside of the elevators. This corner should be enhanced to create a more inviting and accessible pedestrian plaza space and design solutions should be incorporated to open this space.		X		
SF8	Encourage well-designed night lighting solutions Comment: A nighttime rendering must be provided.				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 Comment: Provide clarification on plans for use of "Floor 9.5" and how it qualifies as a Mezzanine level.				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. Comment: Total square footage for "Floor 10" exceeds allowable floor plate size.		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.			X	



	-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.				
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. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>			X	
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE INFORMATION NEEDED
T2	Discourage land uses that are incompatible with transit and walkability.	X			
T3	Encourage pedestrian connections to transit stops and bike parking. Comment: Wayfinding and safe pedestrian connection to Brightline.				X
T4	Encourage bike connections to transit stops and bike parking. Comment: Bike racks at northeast corner need to be relocated.		X		
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided. Comment: Additional details concerning the method of screening the parking garage is needed. 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. Comment: This type of parking is not provided and does not meet intent.	X		X X X	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. Comment: See DRC Comments				X
T9	Create attractive, active and safe multimodal systems. Comment: Coordinate with SW 2nd Avenue improvements and existing streetscape and bike rack design. Provide a context plan and details to show connectivity.				X



LEGEND

 Subject Site

UDP-S22030 - 200 W. Broward - 200 SW 2nd Ave.

