



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** February 28, 2023

**PROPERTY OWNER /  
APPLICANT:** 409 SE 8th Street, LLC.

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

**PROJECT NAME:** 409 SE 8th Project

**CASE NUMBER:** UDP-S23004

**REQUEST:** Site Plan Level II Review: Mixed-Use Development with 328 Multifamily Residential Units and 3,000 Square-Foot of Commercial Use in Downtown Regional Activity Center

**LOCATION:** 409 SE 8th Street

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

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Trisha Logan



Case Number: UDP-S23004

### **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. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028. Clarify how interior exit stairways transition from the eight floor to levels below.
10. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
11. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
12. Show that the openings in the exterior walls adjacent to the North and East property lines meet the requirements of Table 705.8 of the 2020 FBC.
13. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

### **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. FBC 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://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/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:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

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



Case Number: UDP-S23004

**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 5' permanent dedication (fee simple) along north side of SE 8<sup>th</sup> Street, to complete half of 50' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along east side of SE 4<sup>th</sup> Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along north side of SE 8<sup>th</sup> Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- d. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances.
2. On Water and Sewer Plan (Sheet C-3) remove 8x30 fire service tap directly off of the 30" transmission main and provide a different location for the tap off of a distribution main.
3. For all service taps larger than 4" use double valves (a combination of tapping valve and an additional gate valve).
4. 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.
5. Proposed required on-site improvements (i.e. building, bike racks, pedestrian benches, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications.
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). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project.



7. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access.
8. Sheets C-2.1 (Street Sections) and L-4 and L-5 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and. Fee Simple lot boundaries on all building elevation / section details, as appropriate.
9. Provide and label typical roadway cross-sections for the proposed development side of SE 8th Street and SE 4th Avenue at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
10. Depict existing sidewalk adjacent to the development along SE 8th Street and SE 4th Avenue and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
  - a. Depict the proposed ramp at the intersection of SE 8th Street and SE 4th Avenue.
  - b. Sidewalk located to the south of the proposed development shall (SE corner of SE 8th Street and SE 4th Avenue) incorporate a proposed ADA ramp for connectivity to the proposed development.
11. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which 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. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
12. For all levels in the parking garage:
  - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls. Sheet A2.0 shows 22' entering the site.
13. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
14. 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.
  - a. The post 25 year 3 day design storm elevation shall be less than or equal to the proposed permitter elevation of the site. Revise calculations.
15. Conceptual Paving, Grading, and Drainage Plan.
  - a. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
  - b. Show and label existing City storm drainage system on SE 4th Avenue.



- c. Provide sufficient dimensions and elevations for proposed drainage infrastructure within City Right-of-Way (i.e., storm basin rim elevations, inverts, exfiltration trench dimensions, etc.)
  - d. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
    - i. Provide drainage mitigation for on-street parking on SE 4<sup>th</sup> Avenue and corresponding drainage calculations.
    - ii. If exfiltration trench is proposed, provide a drainage inlet (per City standard details and specifications) on each end of exfiltration trench system located within City Right-of-Way.
16. 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.
17. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). 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.
18. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
19. 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.



Case Number: UDP-S23004

**CASE COMMENTS:**

Please provide a response to the following: and update plans and provide a narrative with a written response for each comment.

**Comment 1**

(Sheet SP1) shows 8' NAVD 88 presently. Is this the elevation for all enclosed rooms?

(Sheet A2.0) Shows the finish floor elevation (FFE) of the grand lobby @ 8' NAVD. Please show the elevation of enclosed rooms. (Provide ground floor elevations on the following (Sheet A3.0), (Sheet A3.1), (Sheet 4.0), (Sheet A4.1),

**Comment 2**

(Floodproofing is allowed for mixed use buildings only. See link below on floodproofing.

**Mixed-use building:** Building that has both residential and commercial or other non-residential uses.

[https://www.fema.gov/sites/default/files/documents/fema\\_technical-bulletin-6\\_1-2021.pdf](https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf)

Reference ASCE 24-14 section 2.7 Enclosures Below Design Flood Elevation

Flood Resistant Design and Construction ASCE 24-14

Proper flood venting with flood vents and flood resistant materials required below base flood elevation in an flood zone (**Base flood elevation is 6' NAVD 88 + 1 foot freeboard +7 feet NAVD 88**), please show and label rooms use and if storage room label as such and provide flood vents in all enclosed rooms below BFE 7' NAVD 88. (Flood vents are required at 1 square inch for every square foot of enclosed area) on (opposing walls). Example if you use a type of smart vent/flood vent that is certified to cover a 200 square foot area than if you place each vent on opposite walls so that flood waters flow in and out that would cover a 400 square foot area this is only given as an example)

**Comment 3 (Sheet SP-1)**

Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (557H), (BFE 6" NAVD 88) & (AH), (2014 FIRM)
- Flood Zones, (557J), (AE), (BFE 6' NAVD) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

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

The site plan should show the flood zone delineation and how the flood zones and what flood zones impact this project.

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

**(Code of Ordinances, Chapter 14),**

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)



**Comment 4**

Per FEMA Elevator Installation (c) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

**Additional Code Reference Material**

**Florida Building Code (7<sup>th</sup> edition) Flood Resistant Provision**

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf)

**City of Fort Lauderdale Flood Ordinance**

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodetd=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodetd=COOR_CH14FLMA)

**Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA)** (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

**Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019**

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

**FEMA Technical Bulletin -6.1 2021Mixed-usebuilding**

[https://www.fema.gov/sites/default/files/documents/fema\\_technical-bulletin-6\\_1-2021.pdf](https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf)



Case Number: UDP-S23004

**CASE COMMENTS:**

Please provide a response to the following.

1. As mentioned during staff meeting the parking stalls proposed within the sight triangle to be removed, please provide additional landscape areas and materials.
2. Design Guidelines call for no more than three parking stalls in a row with a landscape area of a bulb-out, please reconfigure SE 4<sup>th</sup> AVE.
3. Please provide corner palms at the intersection of SE 4<sup>th</sup> AVE and SE 8<sup>th</sup> Street.
4. As it is the understanding of the Department that a pedestrian drop-off area is to be internalize within the site. The proposed pavers in the right of way on SE 8<sup>th</sup> Street give the impression that this is to be a drop-off area. Please reconfigure SE 8<sup>th</sup> Street by removal of the drop-off area and provide additional shade trees for a continuous street tree streetscape.
5. 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.
6. 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.
7. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. This is to be provided at a minimum of 8' radii of tree trunks and is to be consistently illustrated and noted on landscape, site and civil plans. Please provide measured dimension of the extent of use of the root development product on plans.
8. Street trees are to have a minimum 7 feet canopy height clearance while those within and or encroaching a sight triangle require a minimum of 8 feet. Please note on plans.
9. Please provide an overlay sheet demonstrating code is being met by delineated the open space and landscape areas with their calculations.
10. There appears to be conflict with trees along the neighboring property to the north and the proposed development. Please explain the impact to these trees and how the site will be developed without creating a violation of tree abuse. If removal of these trees is to be proposed, written approval will be required of the neighboring property for permitting purposes.
11. Design Guidelines call for overheads to be placed underground, within the Civil sheets it is noted that the existing utility poles along the north property line are to be relocated as needed. Please clarify this note and also include the existing lines that cross over SE 4<sup>th</sup> AVE to be placed underground.
12. 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 do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. 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.



**Case Number:** UDP-S23004

**CASE COMMENTS:**

Please provide a response to the following:

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

**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-S23006

**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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Solid waste collection shall be from a private loading area.
7. Confirm where the collection will take place within the site.
8. Indicate how trash and recycling collection will take place at the site.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. 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.
13. Containers: must comply with 47-19.4
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](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S23004

**CASE COMMENTS:**

1. Traffic study has been received.
2. Include a table with the 95<sup>th</sup> percentile queues to the traffic study.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
5. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The site is required to have a minimum 4 stacking spaces from the back of sidewalk into the building, the loading bays and most of the first-floor parking stalls are within the minimum stacking requirement.
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). 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.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
8. To improve pedestrian visibility from vehicles exiting the driveways, draw a 10' X 10' triangle at the driveway from the back of sidewalk and keep that area clear of any visual obstructions.
9. Provide a minimum of 7 feet wide on **SE 4<sup>th</sup> Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
10. Provide a minimum of 7 feet wide on **SE 8<sup>th</sup> St**. 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 5 feet in width.
11. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.



12. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible 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. Illustrate the upstream and downstream driveway and intersection sight triangle requirements in Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM. All parking within the site triangles must be removed.  
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
14. The following parking stalls must be removed due to being placed in the site triangle:
  - a. The first parking stall on SE 4<sup>th</sup> Ave north of SE 8<sup>th</sup> St.
  - b. The first parking stall on SE 8<sup>th</sup> St east of SE 4<sup>th</sup> Ave.
15. The city reserves the right to meter on street parking stalls on the public right of way at any time.
16. 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."
17. 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.
18. 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-S23004

**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before June 9, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension 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 unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. 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.
3. 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.
4. The site is designated Downtown Regional Activity Center (DRAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
5. Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to RAC or flex unit availability 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 flex units. Staff will advise the applicant on the status of these units during the DRC approval process.

In the event no residential dwelling units are available in the D-RAC unit pool or unified flex pool, per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.

6. 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).
7. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL)



amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).

8. This project is subject to the requirements of the DRAC 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. 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.
10. 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.
11. 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>
12. 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.
13. The project does not meet certain DRAC 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. **S3**, the on-street parking is maximized but spaces located with the site triangle need to be removed and additional landscaping requirements may apply.
- b. **S4**, verify with Transportation and Mobility (TAM) if either street is located within a planned network.
- c. **S9**, palm trees need to be provided at the corner rather than the proposed street trees.
- d. **S15**, the street cross section should match the Local Street Cross Section with 8-foot width for parking rather than 9-foot to provide an additional width for the clear sidewalk. If the cross section does not match the DMP, per ULDR Section 47-20.B, a development within the DRAC is required to meet minimum standards the Local Street Cross Sections and City Commission approval would be required for this request.

#### **Principles of Building Design**

- e. **B2**, enlarge and expand public seating areas. Create spaces at the ground level that feel more like a plaza and provide additional shading devices. Consider incorporating more substantial plaza areas within the development that are open to the public including an enlarged recession into the



building façade at the corner to create a more open public space with the incorporation of elements to act as planters and pedestrian seating. In the current design, this corner plaza space becomes unusable and uninviting, and an entrance into the building should be provided in this location to provide an active use. In front of the grand lobby entrance located on SE 8<sup>th</sup> Street, a "plaza" space is delineated that leads directly to the street; however, there is not a car drop off area or pedestrian crossing in this location. This creates an unsafe condition promoting a pedestrian crossing at mid-intersection and this area should be reconfigured.

- f. **B10**, corner entrance feature on SE 8<sup>th</sup> Street and SE 4<sup>th</sup> Avenue should be enhanced to provide a pedestrian entryway. Consideration should be given to reconfigure interior layout to maximize the corner interior space with a more active use. See comments in B2, B11, and B12.



Examples of Building Entrances Incorporating Public Plazas



Examples of Receding Corner Entrance Into Façade to Create a Public Plaza

- g. **B11**, the interior layout should be reconfigured to maximize active uses such as relocation of the grand lobby or a retail use to the corner space. Directly behind the corner wall of SE 8<sup>th</sup> Street and SE 4<sup>th</sup> Avenue, there is a staircase and elevator which does not provide for an active use. Additionally, internal staircases need to extend from the first floor to the top floor for egress and the current design does not provide staircases that extend the full height of the structure. Other interior spaces on the first could also be shifted around to provide more active uses fronting the street. See comments in B2, B10, and B12.



- h. **B12, B15**, create spaces at the ground level that feel more like a plaza and include covered walkways. The ADA ramps should be integrated into the design of the building with the use of landscaping and architectural features rather than placement directly on the sidewalk.
- i. **B20**, Dimensions need to be clearly provided to show setback dimensions. Proposed balconies and architectural elements appear to extend 4 feet 2 inches into the required tower separation on the north side of the building. Due to the encroachment of balconies and architectural elements into this area, the tower separation is reduced and does not meet the intent of this principle. Per ULDR Section 47-13.21, a minimum of 30 feet of vertical open space is required on the subject property and City Commission approval would be required for this request.

#### Quality of Architecture

- j. **Q1**, angled elements should be more accentuated in the tower design, potentially through the use of a color to differentiate the elements. The podium façade should be articulated with additional movement in the architectural elements. Windows placed on the West elevation of the liner units should be elongated to match the design of the windows on the South elevation to create a more varied design. Mechanical screening is not integrated into the building design and does not enhance the overall tower. An alternate design should be provided that enlarges the parapet design and creates a more creative solution to contribute to the overall skyline.
- k. **Q6**, provide additional information on how the proposed development responds to the natural environment.

#### Storefronts

- l. **SF 1**, see comments under B10 and B15.
- m. **SF2**, a combination of storefront styles with a combination of durable materials to create variety and visual interest should be incorporated at the street level. Create a varied storefront design along both street frontages consider incorporating an arcade as part of the storefront design by pushing the building wall back to allow for the placement of shading devices.
- n. **SF 6**, see comments under B2, B10, B11, B12, and B15. Consideration should be given to the incorporation of a pedestrian arcade, deeper canopies, and by further opening up the building at the corner.
- o. **SF8**, indicate where lighting will be located on elevation drawings and a night rendering must be provided.

#### TOD Guidelines

- p. **T5**, include parking for mopeds, scooters, motorcycles, and other similar vehicles and show parking types in data table.
- q. **T6**, provide additional information on Transportation Demand Management (TDM) that will be incorporated into the development.
- r. **T8**, provide additional information on "green" principals that will be incorporated into the development.

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

- 14. Provide the following changes on site plan:
  - a. Curb radius dimension needs to be provided;
  - b. Place label on Site Plan that utilities will be underground. Indicate how lines will be relocated within this property and how above ground power lines will be coordinated for relocation for neighboring properties to the north. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such;
  - c. Indicate all utilities (both above and below ground) including electrical utility boxes and fire valves; and
  - d. Dimensions need to be provided for the spacing between trees; and



- e. Distance provided between the shade trees and building face is shown as 10 feet 4 inches and is not sufficient to meet the minimum clearance requirements.
15. Provide the following changes on plans:
- Update material key to show decorative screen panel. Current photo shows railing, which should also remain in the material key; and
  - Provide a detailed emergency evacuation plan for the amenity deck and/or rooftop furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls.
16. Provide the following changes on the elevations/sections:
- Dimensions need to be clearly provided to show stepbacks;
  - Provide measurement of vertical open space between towers on elevations and sections; and
  - 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.
17. 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."
- 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.
  - Provide renderings from the north looking southwest** clearly showing the context from the neighboring structures located to the north and east of the subject property.
  - Provide a night-time rendering** of the proposed project elevations.
18. Discuss public access area easements and hours of operation on the property for the sidewalk, public plaza areas, or open space areas, as identified on the Site Plan with staff. Applicant shall provide the public 24-hour access to any public access areas that are utilized as part of the public sidewalk, along a public right-of-way for entire project frontage. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.
19. Pursuant to Section 47-13.20. E, Open Space, provide detailed information on open space in the site data consistent with ULDR requirements and provide a separate sheet in the site plan set for open space that depicts the various open space requirements. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space.
20. A Vacation of the Utility Easements on the property is required. As shown, there is a conflict with the proposed placement of the new development and the Utility Easement on the north side of the parcel. The Easement Vacation must be approved prior to Final DRC for this Site Plan.
21. Pursuant to ULDR, Section 47-25.3, Adequacy requirements, the application is subject to a dedication of right-of-way for a local street, specifically for 5-feet of the eastern portion of SE 8<sup>th</sup> Street to create a consistent 50-foot-wide right-of-way. The dedication shall be depicted on the plat/plans and noted as



dedication. Setbacks and other applicable ULDR measurements must be measured from the new property line.

22. 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. Mechanical screening is not integrated into the building design and does not enhance the overall tower. An alternate design should be provided that enlarges the parapet design and creates a more creative solution that contributes to the overall skyline; and
  - b. Provide spot elevations of the rooftop mechanical equipment screening; and
  - c. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
23. 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 materials.

Please note any proposed signs will require a separate permit application.

24. 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.
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. 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.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Trisha Logan (Email: [TLogan@fortlauderdale.gov](mailto:TLogan@fortlauderdale.gov), Phone: 954.828.7101) to review project revisions.
3. 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.

<b>CASE NUMBER:</b>	UDP-DRT23001	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	409 SE 8 <sup>th</sup> Street	
<b>PROJECT ADDRESS:</b>	409 SE 8 <sup>th</sup> Street	
<b>REVIEW DATE:</b>	February 6, 2023	
<b>CASE PLANNER:</b>	Trisha Logan, AICP	
<b>CONTACT INFORMATION:</b>	954-828-7101	

**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. <b>Comment: The on-street parking is maximized but spaces located in a site triangle need to be removed and additional landscaping requirements apply.</b>				X
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). <b>Comment: Verify with TAM if either street is located in a planned network.</b>				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. <b>Comment: Dimensions need to be provided for the spacing between trees.</b>				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet <b>Comment: Distance provided between the shade trees and building face is shown as 10 feet 4 inches and is not sufficient to meet the minimum clearance requirements.</b>				X
S9	Encourage shade trees along streets, palm trees to mark intersections. <b>Comment: Palm trees need to be provided at the corners.</b>				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. <b>Comment: Curb radius dimension needs to be provided.</b>				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. <b>Comment: The street cross section should match the Local Streets street design with 8 feet width for parking rather than 9 feet to provide an additional width for the clear sidewalk.</b>				X



S16	Bury all power lines in the Downtown Area. <b>Comment: Place label on Site Plan that utilities will be underground.</b>				X
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	X			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. <b>Comment: Enlarge and expand public seating areas. Create spaces at the ground level that feel more like a plaza and provide additional shading devices.</b>  Consider incorporating more substantial plaza areas within the development that are open to the public including an enlarged recession into the building façade at the corner to create a more open public space with the incorporation of elements to act as planters and pedestrian seating. In the current design, this corner plaza space becomes unusable and uninviting and an entrance into the building should be provided in this location to provide an active use.  In front of the grand lobby entrance located on SE 8th Street, a "plaza" space is delineated that leads directly to the street; however, there is not a car drop off area or pedestrian crossing in this location. This creates an unsafe condition promoting a pedestrian crossing at mid-intersection and this area should be reconfigured.		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. <b>Comment: Dimensions need to be clearly provided to show stepback dimensions.</b>				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. <b>Comment: Corner entrance feature on SE 8<sup>th</sup> Street and SE 4<sup>th</sup> Avenue should be enhanced to provide a pedestrian entryway. Consideration should be given to reconfigure interior layout to maximize the corner interior space with a more active use. See comments in B2, B11, and B12.</b>		X		
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. <b>Comment: The interior layout should be reconfigured to maximize active uses such as relocation of the grand lobby or a retail use to the corner space. Directly behind the corner wall of SE 8<sup>th</sup> Street and SE 4<sup>th</sup> Avenue, there is a staircase and elevator which does not provide for an active use. Additionally, internal staircases need to extend from the first floor to the top floor for egress and the current design does not provide staircases that extend the full height of the structure. Other interior spaces on the first could also be shifted to provide more active uses fronting the street. See comments in B2, B10, and B12.</b>		X		



B12	Encourage pedestrian shading devices of various types. <b>Comment: Create spaces at the ground level that feel more like a plaza and include covered walkways. The ADA ramps should be integrated into the design of the building with the use of landscaping and architectural features rather than placement directly on the sidewalk.</b>		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 <b>Comment: See Comment B2, B10, and B11. Plaza space needs to be implemented into the design to better define ground level pedestrian realm.</b>		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. <b>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.</b>				X
B19	Mitigate noise pollution. <b>Comment: See DRC Comments</b>				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. <b>Comment: Provide measurement of vertical open space between towers on elevations and sections. Proposed balconies and architectural elements appear to extend 4 feet 2 inches into the required tower separation on the north side of the building. Due to the encroachment of balconies and architectural elements into this area, the tower separation is reduced and does not meet the intent of this principle. Per ULDR Section 47-13.21, a minimum of 30 feet of vertical open space is required on the subject property and City Commission approval would be required for this request.</b>				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). <b>Comment: Provide a detailed emergency evacuation plan for the amenity deck and/or rooftop furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls.</b>				X
<b>QUALITY OF ARCHITECTURE</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. <b>Comment: Angled elements should be more accentuated in the tower design, potentially through the use of a color to differentiate the elements. The podium façade should be articulated with additional movement in the architectural elements. Windows placed on the West elevation of the liner units should be elongated</b>		X		



	<p>to match the design of the windows on the South elevation to create a more varied design.</p> <p>Mechanical screening is not integrated into the building design and does not enhance the overall tower. An alternate design should be provided that enlarges the parapet design and creates a more creative solution.</p>				
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
Q3	<p>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.</p> <p><b>Comment: Update material key to show decorative screen panel. Current photo shows railing, which should remain in the material key.</b></p>				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	<p>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.</p> <p><b>Comment: Provide additional information on how the proposed development responds to the natural environment.</b></p>				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			
<b>STOREFRONTS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
SF1	<p>Retail Location Strategy: Encourage ground floor retail in preferred locations.</p> <p><b>Comment: See comments under B10 and B15.</b></p>				X
SF2	<p>Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.</p> <p><b>Comment: Create a varied storefront design along both street frontages. See comments in B2, B10, B11, B12, and B15.</b></p>		X		
SF3	Encourage durable materials for ground floor retail and cultural uses.	X			
SF4	<p>Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.</p> <p><b>Comment: The height of the first floor is indicated as 15 feet 8 inches on the architectural elevations and 16 feet on the landscape elevations, this needs to be correct. The overall height is truncated due to the architectural banding between the first and second floor and It is encouraged to provide additional height at the first level to enhance the pedestrian experience.</b></p>				X
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	<p>Encourage pedestrian shading devices of various types (min 5 foot depth).</p> <p><b>Comment: See comments B2, B10, B11, B12, and B15. Consideration should be given to the incorporation of a pedestrian arcade, deeper canopies, and by further opening up the building at the corner.</b></p>		X		



SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			X	
SF8	Encourage well-designed night lighting solutions <b>Comment: Indicate where lighting will be located on elevation Drawings and a night rendering must be provided.</b>				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 setback 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 setback 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 setback 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.			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				X



	<b>Comment: Include parking for mopeds, scooters, motorcycles, and other similar vehicles and show parking types in data table.</b>				
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. <b>Comment: Provide additional information on Transportation Demand Management (TDM) that will be incorporated into the development.</b>				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. <b>Comment: Provide additional information on “green” principals that will be incorporated into the development.</b>				X
T9	Create attractive, active and safe multimodal systems. <b>Comment: See comment under S15.</b>				X



## LEGEND

 Subject Site

UDP-S23004 - 409 SE 8th Project - 409 SE 8th Street

