



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 26, 2023

**PROPERTY OWNER /
APPLICANT:** 449 NE 1st Avenue LLC

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

PROJECT NAME: Hotlime

CASE NUMBER: UDP-S23045

REQUEST: Site Plan Level II Review: 2,000 Square-Foot Restaurant
and Parking Reduction

LOCATION: 449 NE 1st Avenue

ZONING: Regional Activity Center District (RAC-UV)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Lorraine Tappen



Case Number: UDP-S23045

CASE COMMENTS:

Please provide a response to the following:

1. Hatch the different areas used to calculate occupancy loads to verify calculations in accordance with Table 1004.5 of the 2020 FBC.
2. Occupancy load for bar must be calculated using a load factor of 7 occupants per net area for concentrated assembly areas.
3. Occupancy load for standing assembly spaces must be calculated using a load factor of 5 occupants per net area.
4. Note that if the occupancy load of the building exceeds 50 persons, then the occupancy classification of the building shall be A-2 per section 303 of the 2020 FBC.
5. Note that a fire sprinkler system is required for buildings with an A-2 occupancy classification A-2 per section 903.2.1.2 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. 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

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
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

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

1. Provide permanent Sidewalk Easement as appropriate along west side of NE 1st Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way.
2. Provide permanent Sidewalk Easement as appropriate along South side of NE 5th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way.
3. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website.
4. The provided survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
5. Please coordinate Site Plan with Civil and Landscape plans features all critical dimensions for the proposed development, such as building setbacks, sidewalk dimensions, proposed easements and typical roadway travel lane (including any on-street parallel parking) widths for NE 5th Street.
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Proposed sidewalk adjacent to the development at the intersection of NE 5th Street and NE 1st Avenue shall be designed to allow future connectivity to the existing developments/sites to the north and east of the proposed development.
 - b. An ADA ramp shall be proposed on the Southeast corner of the existing development to the north.
7. Depict/ label existing stop sign on Right of Way adjacent to the site.
 - a. Please label existing stop sign along NE 1st Avenue.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15'



measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.

- a. Proposed street parallel parking is encroaching into the 15'x15' foot sight triangle.
9. Building Elevations: Show and label existing Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
10. Label proposed sewer lateral sizes and material on conceptual Sewer Plan. Sanitary sewers clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly.
11. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite.
 - a. Based on calculations provided all stormwater runoff onsite is being treated through the provided exfiltration. Please revise proposed elevations.
 - b. Proposed swales, retention and impervious areas on the east side shall be provided with detailed elevations. Stormwater generated on proposed impervious area shall remain onsite and do not run to City Right of way.
12. 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 and connecting to existing sidewalks as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
13. 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 5-year/1-day storm event drainage criteria).
 - a. Please define where the stormwater runoff in the Right of way will drain based on the proposed grades.
 - b. Please Use a Curb inlet within the type f curb.
 - c. Please convert the existing drainage structure (concrete vault with metal lid) connected to the proposed catch basin into a Manhole.
14. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (per City Utility Atlas Maps). 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.

- a. The proposed water meter location appears to conflict with proposed landscaping.
- b. Please refer to comment 10.
- c. Provide 10 feet of separation from the proposed Live Oak to the Off-Site Drainage.

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.

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CASE COMMENTS:

Please provide a response to the following: Restaurant prior to the final DRC SIGN off.

1. Flood zone (2014 FIRM Flood Insurance Rate Maps) 12011C0369H, X500

The preliminary map shows a BFE of 6 ft. NAVD (flood zone "AE"). 12011C0369J, Update site plan with this flood zone.

2. Provide the (FFE) finish floor elevations on the elevation sheets. Currently it shows the finish floor elevation of 0'0". The required BFE 6' + 1' = 7' NAVD 88 will need to be shown as FFE on elevation sheets please update plans.
3. Provide the finished floor elevation in feet using the NAVD 88 Datum 88, on (Sheet C2) this shows the FFE at 6.5 ft. NAVD 88. Other plans show the FFE @ 7' NAVD 88. Please update.
4. Flood proofing is required for any areas below BFE + 1' = FFE NAVD 88 (equipment, AC and generator will need to meet BFE + 1' = 7' top of pad that equipment sits on.
5. Reference any floodproofing that will be done if areas are below 7' NAVD 88.) (And flood vents per flood ordinance.)

REFERENCES

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) 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

Florida Building Code (7th edition) Flood Resistant Provision

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?nodeId=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



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CASE COMMENTS:

Please provide a response to the following.

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on planting plan and include calculations in table.
2. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
3. As per Downtown Design Guidelines shade tree street tree to be placed between the traffic area of the parking stall and the public realm of the sidewalk. Please provide a minimum five by five planting area with CU Structural Soil (or other product approved for root development under paved areas) under the sidewalk.
4. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please shift the light fixture splitting the parking stalls for the required street tree on NE 5th Street.
5. Two existing Gumbo Limbo street trees along NE 1st AVE.
 - a. Cutting upon the existing root system within the critical root area of the trees would be a violation of city ordinance of tree abuse. Please describe the impact of removal of the existing and installing new sidewalk will have on the two trees.
 - b. Please provide CU Structural Soil under adjacent sidewalk of the two trees.
6. Per Section 47-19.5. fence that is facing a street property line would require a continuous planting and a tree per twenty feet or portion thereof. Trees may be standard or flowering and or palms may be utilized as well. It appears that three trees and or palms are needed to fulfill code requirements along NE 5th Street fence.
7. 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. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease



water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

2. 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 apply for these at time of DRC submittal.
3. 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 apply for these at time of DRC submittal.



Case Number: UDP-S23045

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 if it is a solid door.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. All glazing should be impact resistant.
4. The business should be pre-wired for an alarm system, to include duress, motion, and door contacts.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, point of sale areas, room where drop safe is located, hallways and common areas. Exterior parking areas, to include the remote parking lot, should be incorporated into the VSS installation. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
6. All Lighting, including at the remote parking lot, should conform to IES standards and landscaping should follow CPTED guidelines.

GENERAL COMMENTS

It is highly recommended that the managing company arrange for private security during construction.

Please submit responses in writing prior to DRC sign off.



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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 collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. 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).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.***
 - ***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:

Please provide specific details of solid waste and recycling collection per building



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CASE COMMENTS:

1. Per section 47-20.18 of the city of Fort Lauderdale ULDR, provide the offsite parking agreement between this site and the 501 NE 3rd Avenue site.
2. 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.
3. 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.
4. The NE 5th Ste sidewalk curb ramp does not align with the western connection, redesign the curb ramps so that there is proper alignment.
5. The city reserves the right to meter on street parking stalls on the public right of way at any time.
6. 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."
7. 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. Please look for opportunities to add bicycle parking to this site.
8. 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 repair stations, short term and long term bicycle parking and bicycle lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed development application is subject to either: (1) a 30-day review period by the City Commission, or (2) approval by the City Commission for proposed deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
4. Discuss in narrative how noise and light will be mitigated to reduce impacts of neighboring residential property. Specify hours of operation.
5. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
6. Prior to final DRC, provided a recorded offsite parking agreement. The offsite parking agreement can be initiated through an Administrative Review application. The application should include a point by point narrative of ULDR Sec. 47-20.4.B.- Distance from Use Served and Sec. 47-20.18.A.-Off-site Parking Agreement, survey of the parking site, and project site plan.
7. The project does not meet the following Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively.

Principles of Street Design

- a. S8, Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet.
- b. S9, Encourage shade trees along streets, palm tree to mark intersection. Replace easternmost tree with a palm.
- c. S11, Encourage curb radius reduction to a preferred maximum 15 feet.
- d. S15, Encourage fixed Rights-of-Way and setbacks for all Downtown streets. Provide street cross sections to show DMP streetscape requirements have been met.
- e. S16, Bury all power lines in the Downtown Area.

Principles of Building Design

- a. B11, Maximize active uses and extroverted ground floors.



- b. B12, Encourage pedestrian shading devices of various types.
- c. B18, Mitigate light pollution. Provide night time renderings.
- d. B19, Mitigate noise pollution. Specify hours of operation.
- e. B24, The Fifth Façade: Encourage green roofs. Consider reflective roof tiles, lighter color tiles or solar panels.

Quality of Architecture

- a. Q3, Durability and quality of materials: Encourage high quality materials. See SF-3 and provide graphic examples of materials.
- b. Q6, Response to natural environment: Encourage architecture to respond to the unique nature of the South Florida environment. See B24.
- c. Q7, Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Add color renderings and graphic examples of materials, and label materials on elevations.
- d. 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.

Principles of Store Fronts

- a. SF-3, Encourage durable materials for ground floor retail and cultural uses; Encourage metal, stone, glass, concrete, and plaster and discourage plywood sheathing, vinyl/aluminum siding, and EIFS.
- b. SF-4, Encourage 15' minimum floor to floor height.
- c. SF-5, Encourage glass coverage for transparency and views. Add windows to east façade and consider relocating restrooms to allow for transparency and active uses along NE 5th Street.
- d. SF-6 Encourage pedestrian shading devices of various types (5' minimum).
- e. SF-8, Encourage well-designed night-lighting solutions to animate the street after hours.

Transit Oriented Development Guidelines

- a. T3, Encourage bike parking.
 - b. T6, Incorporate Transportation Demand Management. Encourage car or bike sharing. Offer flexible hours.
 - c. T8, Encourage green building, green site design, and green infrastructure.
8. Provide the following changes to the site plan (Sheet C0):
- a. Clarify role of site plan Sheet LP-1 and C0.
 - b. Adjust setback dimensions to meet Downtown master plan local street cross-section.
 - c. Consider expanding building footprint to allow for transparency and active uses along NE 5th Street.
 - d. Add ADA ramps and steps to Sheet C0 as shown on Sheet LP-1.
 - e. Add setback from property lines to compressor.
 - f. Label rooms.
 - g. Label sight triangles.
 - h. Adjust westernmost curb to a 15-foot curb radius.
 - i. Add bicycle parking.
 - j. Outline tables and chairs in areas for outdoor dining.
 - k. Label landscaped areas.
 - l. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
9. 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.

10. Add the following to the building elevations.
 - a. Each building facade in color with directional labels (e.g. north, south, etc.)
 - b. Dimension grade at crown of road, at curb, and sidewalk.
 - c. Indicate and label all architectural elements, materials, and colors.
 - d. Provide detail sheet for all fences and aluminum sliding doors for trash and compressor area.
 - e. Add more windows to western façade. Consider relocating restrooms to allow for addition of windows and active uses along NE 5th Street.
 - f. Consider increasing the height of the building to incorporate larger windows to increase transparency.
11. Provide the following renderings:
 - a. Nighttime rendering.
 - b. Color rendering with detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include outdoor seating and pedestrian walkways and proposed landscaping. 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."
12. Provide street cross section to show that the requirements of the local street section in the DMP have been met.
13. Provide legible photometric plan for the entire site. 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.
14. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.
15. For resubmittals, please follow the City's file naming convention standards to differentiate plan revisions in Lauderbuild. The standards can be found at the following link:
<https://www.fortlauderdale.gov/home/showpublisheddocument/56661/637921834241230000>

GENERAL COMMENTS

The following comments are for informational purposes.

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
2. Additional comments may be forthcoming at the DRC meeting.



3. 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.
4. 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.



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-S23045	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:	Hotlime	
PROJECT ADDRESS:	449 SE 1 st Avenue	
REVIEW DATE:	September 14, 2023	
CASE PLANNER:	Lorraine Tappen	
CONTACT INFORMATION:	LTappen@fortlauderdale.gov	

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

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.	X			
S6	Encourage location of primary row of street trees between sidewalk and street.				
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: Need street cross-section.				X
S9	Encourage shade trees along streets, palm trees to mark intersections. Comment: Replace easternmost street tree with a palm tree.		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: Curb radius of westernmost curb is 10 feet.		X		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: Provide street cross-section and provide setback lines on Site Plan.				X
S16	Bury all power lines in the Downtown Area. Comment: There are powerlines crossing SE 5 Street into property.				X



PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet the setback line.				X
B2	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).			X	
B3 *ULDR*	Framing the street: minimum and maximum streetwall heights.			X	
B4 *ULDR*	Framing the street: maintain maximum streetwall length of 300 feet.	X			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area	X			
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			X	
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.			X	
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.		X		
B12	Encourage pedestrian shading devices of various types.		X		
B13	Encourage balconies and bay windows to animate residential building facades.			X	
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor			X	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution. Comment: Provide night time renderings.				X
B19	Mitigate noise pollution. Comment: What are hours of operation?				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.			X	
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).		X		X

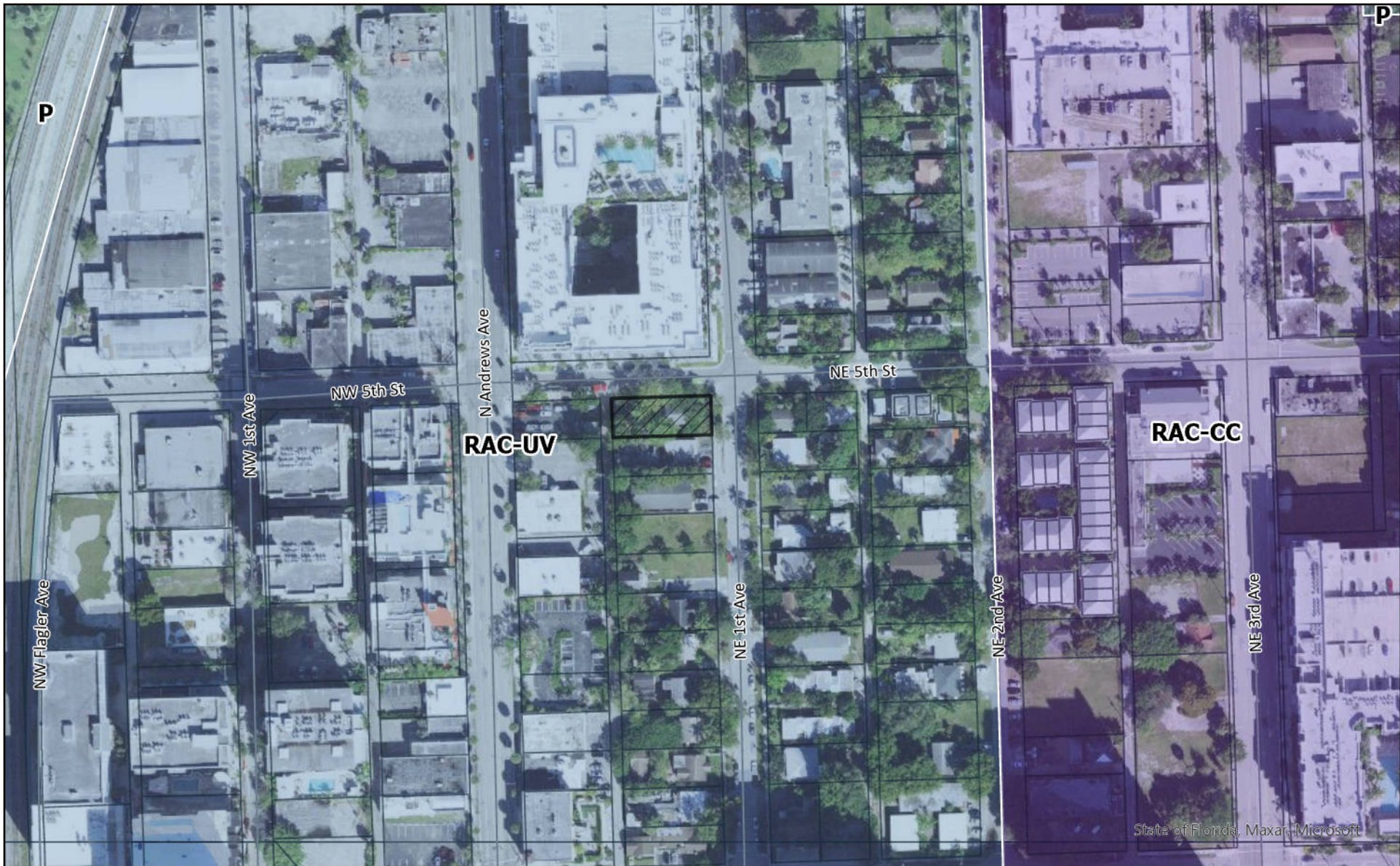


<p>Comment: Consider reflective roof tiles, lighter color tiles, or solar panels.</p>					
<p>QUALITY OF ARCHITECTURE</p>		<p>YES</p>	<p>NO</p>	<p>N/A</p>	<p>MORE INFORMATION NEEDED</p>
Q1	<p>Skyline Drama: Encourage towers to contribute to the overall skyline composition.</p>			X	
Q2	<p>Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.</p>			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 Comment: Provide graphic example of materials. Comment: Future modifications will require Administrative Review (i.e., canopy).</p>				X
Q4	<p>Respect for Historic Buildings</p>			X	
Q5	<p>Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored</p>			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. Comment: Consider reflective roof tiles, lighter color tile, or solar panels.</p>				X
Q7	<p>Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Comment: Add color renderings and graphic examples of materials, and label materials on elevations.</p>				X
Q8	<p>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. Comment: Provide color elevations and color rendering.</p>				X
<p>STOREFRONTS</p>		<p>YES</p>	<p>NO</p>	<p>N/A</p>	<p>MORE</p>
SF1	<p>Retail Location Strategy: Encourage ground floor retail in preferred locations.</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>			X	
SF3	<p>Encourage durable materials for ground floor retail and cultural uses.</p>				X
SF4	<p>Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Comment: Consider increasing height of building to increase windows, transparency.</p>		X		
SF5	<p>Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating. Comment: Add more windows to western façade. Consider relocating restrooms to allow for addition of windows and active uses along NE 5th Street.</p>		X		
SF6	<p>Encourage pedestrian shading devices of various types (min 5 foot depth).</p>		X		



SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls			X	
SF8	Encourage well-designed night lighting solutions Comment: Provide nighttime rendering.				X

CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.			X	
2B *ULDR*	Maximum building height of 30 floors.			X	
2C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings up to 30 floors: 12,500 GSF floorplate max.			X	
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE
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	
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				X
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.			X	
T8	Encourage green buildings, green site design and green infrastructure.				X
T9	Create attractive, active and safe multimodal systems.	X			



UDP-S23045 - 449 NE 1 AVE.



0 150 300 US Feet