



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 14, 2023

**PROPERTY OWNER /  
APPLICANT:** 730 NE 4th Avenue, LLC.

**AGENT:** Nectaria Chakas, Lochrie & Chakas, P.A

**PROJECT NAME:** 730 NE 4th Ave Mixed Use Development

**CASE NUMBER:** UDP-S23055

**REQUEST:** Site Plan Level III Review: Conditional Use for Increased Building Height in the Urban Neighborhood Character Area for 77 Multifamily Units and 1,682 Square Feet of Commercial Use in Downtown Regional Activity Center

**LOCATION:** 730 NE 4th Avenue

**ZONING:** Regional Activity Center – Urban Village (RAC-UV)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Tyler Laforme



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**CASE COMMENTS:**

1. Provide permanent water Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website.
3. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
4. Disposition of existing utilities. Per City Facilities Manager's comment: the streetlight can't be replaced with a pedestrian (DDA Light) light. The property owners can add their own pedestrian light but cannot remove the streetlight. However, the streetlight can be relocated from the driveway entrance.
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing as applicable.
  - a. Depict existing sidewalk adjacent to the development along NE 4th Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk to the south.
  - b. Show in the plans how the proposed valley gutter will transition to the existing swale to the north, along NE 4th Ave.
  - c. Driveway flares shall not extend beyond side property line. Please refer to City of Fort Lauderdale standard detail.
  - d. Sight triangles shall not encroach onto adjacent properties.
6. Typical roadway cross-sections. Cross-sections shall show existing right of way and proposed right of way and/or easement boundaries. Coordinate proposed dimensions, and call outs in all the sheets.
  - a. Sidewalk should remain flat, to be consistent with the existing crown of the road elevations. Please revise proposed elevations fronting the lobby.
7. 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.



8. 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).
9. 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. The proposed live oaks are considered big trees.
10. Maintenance Agreement Area Exhibit shall include the proposed public Right-of-Way easement (adjacent to the proposed development) to be maintained in perpetuity by the developer.  
ADVISORY: 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.  
If pedestrian lighting is proposed along City Right-of-Way, it will require perpetual maintenance by the Applicant via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.

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:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be within 100 feet of FDC.
3. A fire command room must be provided at a street side location with one door leading directly to the outside. Must be at a minimum 200 sq. ft.

**GENERAL COMMENTS**

The following comments are for informational purposes before final DRC sign-off.

**Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation**

**15.1 Application.**

**15.1.1** The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

**15.1.1.1** Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area. No response required.

**General Comments**

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will become AE 6 flood zone. Finished floor elevation of 7 ft NAVD is acceptable.



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**CASE COMMENTS:**

Please provide a response to the following.

1. Design guidelines call for on street parking, please provide no more than three stalls in a row with street trees within the bulb-outs and separating the traffic area and sidewalk.
2. Between the on-street parking stalls and the public realm of the sidewalk, please provide a five feet wide planting strip and street trees. Please propose the use of the Highrise Oak due to the limited space between trees and site structure, within the bulb-outs regular Live Oak is suggested. Street trees within the five feet landscape strip to be on thirty feet centers, trees adjacent to those within the bulb-out landscape areas may be less than thirty feet separation. Please provide the measured separation between the street trees on landscape plan.
3. 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.
4. On landscape plans, please provide the mitigation for the tree removal in equivalent value and replacement and how it is to be provided.
5. The clear path of the sidewalk is to be free and clear with no obstructions such as yet not limited to landscape area and tree grates. Also, please coordinate with neighboring property to the south as to coordinating connection of sidewalk from one site to the other.
6. VUA landscape buffer is to be a minimum 2.5 feet in width and planted with shrubs maintainable at thirty-inch height. VUA landscape buffer and proposed plant materials are under size.
7. Please provide calculation of the VUA open to the sky and how the tree requirements are being met. Section 47-21.12. Trees and palms to be within ten feet of the edge of the VUA and have adequate root growth area to count towards code.
8. Per section 47-21.8. site not to exceed fifty percent of the on-site landscape area with turf grass. Plans indicate the onsite landscape area of 1809sqft provides a maximum of 904.5sqft of turf grass while proposed is 982sqft of turf grass.
9. Please verify the proposed Wild Coffee shrubs in what may be a pedestrian pathway from Stair "A" to the public sidewalk.
10. Please provide calculations for the net lot landscape area and demonstrate how the tree requirements are being met. Section 47-21.13. Trees and palms to be of code size to count towards site requirements. Trees and palms proposed under structure, maintained by shearing, and not of code size do not count toward site requirements and or mitigation for those removed. The Department would suggest the use of Polyalthia longifolia (Mast Tree) and tall growing palms to be utilized such as along the open landscape areas of the site. Due to the growth habit of the Mast tree every three trees as a cluster will count as one tree. Section 47-21.8.
11. Design Guidelines call for the relocation of overhead utilities. Please underground the overhead utilities that exist on the east side of the site, as this will also assist in the utilization of palms in this area.



12. 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. Please demonstrate the differing hydrozones of low, medium, and high on plans and provide their calculated areas.
13. Additional comments may be forthcoming after the 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 apply for these at the time of DRC submittal.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
3. 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.



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**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 areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) 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. The parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
15. There should be a secured valet key management system for the vehicles on site.
16. 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.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
18. Due to the size and scope of the development, full-time security should be employed.

**GENERAL COMMENTS**

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





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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 included in the 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. 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.
7. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
13. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
14. Recommend trash chute accommodate recycling.
15. Draw equipment on the plan to show it will fit in trash room.
16. 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.
17. Please review the dumpster set up on the plans, This may not be at a quantity to the amount of trash that may be produced by this type of structure.



18. 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](mailto: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. Identify where the Valet operation will be taking place and show the required VRS's and that they meet section 47-20.17 of the city of Fort Lauderdale ULDR.
2. Prior to Certificate of Occupancy a valet parking agreement shall be required for the proposed valet operation.
3. Submit a valet queueing analysis for the proposed valet operation using ITE queueing methodology.
  - a. The service rate shall account for the time of the valet attendant to receive the vehicle, drive the vehicle to the garage, and walk back to the valet stand.
  - b. Assume 30 seconds to receive the vehicle from the guest.
  - c. Provide the mechanical systems operation rate and use that rate to cover the distance for the mechanical system to deliver the vehicle from the valet stand to the furthest valet parking stall from the valet stand and vice versa to return the vehicle.
  - d. Update the site plan in the queueing analysis to reflect the new proposed operation.
4. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
  - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
  - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
  - c. Each VRS shall be clearly defined on the site plan and 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.
  - d. **Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.**
  - e. The proposal as is does not meet these minimum requirements. Parking stalls cannot be used to meet the minimum VRS requirement.
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.
6. Move service drive driveway south of the site main driveway so parallel on-street parking can be placed in the public right of way out of the sight triangles.
7. 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. Compact parking can only make up 20% of the total parking provided.
8. It is not clear if there is sufficient parking to meet the on-site minimum parking requirements, provide exhibits that show where the parking stalls are located and number each stall.



9. A loading bay for move-in and out is needed and should be onsite, identify where this action will take place.
10. How will elevators be accessed for deliveries and move-in/move-out.
11. All parking must be provided in accordance with the 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.
12. Handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. ADA path must not lead to a step and shown in the proposed plan. Correct the proposed plan so that these minimum design standards are met.
13. 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.
14. 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.
15. 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.
16. 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.
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.

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**CASE COMMENTS:**

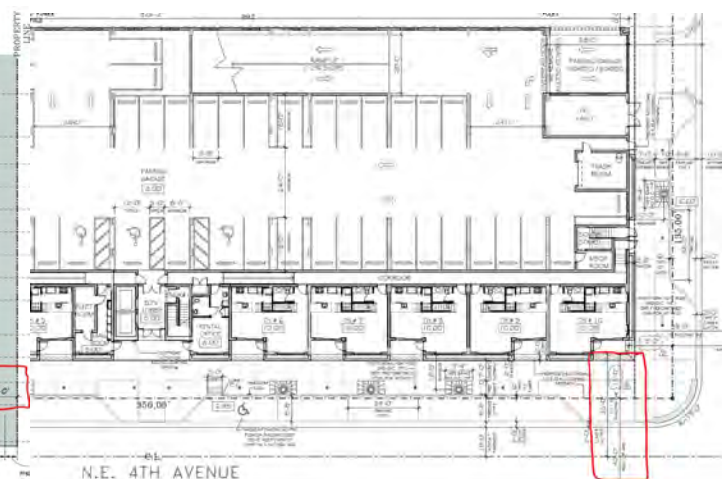
Please provide a response to the following:

- 1) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before April 16, 2024, 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. The applicant has not provided a waiver.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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](#)
- 4) The project is subject to the requirements of Downtown RAC Education Mitigation Agreement or Broward County Public School Concurrency, as applicable. The applicant shall 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.
- 5) Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Downtown RAC and Unified Flex Tables, there are insufficient units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:
  - a. 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.
  - b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.
  - c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.



- d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
- e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
- 6) If this project is proposing off-site staging on a separate parcel, 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.
- 7) In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
- 8) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
- ULDR Section 47-24.3, Conditional Use Permit Requirements
  - ULDR Section 47-25.3, Neighborhood Compatibility Requirements
- 9) Provide the following changes on the site plan:
- Clarify if the stair exit door on the west side of the building opens into the landscaping area. Update this on landscape plan as well.
  - Vehicle Reservoir Spaces (VRS) should not conflict with circulation and access for mechanical parking. Currently, the VRS in the elevator are conflicting.
  - Provide an additional sheet in the plan set that depicts the context of the surrounding area including buildings and roadways.
- 10) Staff is unclear as to the justification for the additional height request under the conditional use requirements. Applicant should justify the need for the additional height in a manner that provides greater public realm experience at the ground level. Staff recommends the applicant consider the following:
- Additional improvements to the streetscape which help mitigate the scale of the development at the pedestrian level including plaza space, building articulation, pedestrian shading and pedestrian streetscape elements.
  - Provide a design element more inclusive to the overall architecture instead of the use of arches and which is more interactive with the public realm, for example, provide a double height architectural feature with overhang at the lobby entrance to accentuate the entrance, and incorporate a public plaza around that feature. See images below for reference.

- c. Align the building setback with the building on the property to the south to create consistency streetwall along NE 4<sup>th</sup> Ave. For reference, both the multifamily project to the south and Alta Flagler Village Phase do not encroach within the 35-foot setback to centerline at all, providing a clear 15 foot setback. See images below for reference.





- 11) The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable categories and has provided images to assist the applicant.

#### Street Design Standards

- a. S3) Provide the required site triangles on the site plan to clarify whether on-street parking can be placed along the road.
- b. S7) Provide the dimension of the street tree spacing on the landscape plan.
- c. S8) Provide the dimension of the horizontal tree clearance from the building on the landscape plan.
- d. S11) Provide the curb radius dimensions.
- e. S16) Provide FPL correspondence regarding burying the powerlines along this project boundary.

#### Principles of Building Design

- a. B2) Consider providing similar streetscape as the project to the south, as there is more useable public space.
- b. B7) As the applicant is asking for double the height under the conditional use section, special care should be taken to ensure the project meets the intent of the master plan and City as a whole. Although the code states a standard permitted project setback should be 12 feet, due to the mass and scale of the proposed building, an additional setback is strongly encouraged.
- c. B11) Provide more descriptive details on the plans (ie. Door swings/access, etc.)
- d. B12) Provide additional shading devices. Potentially add a larger architectural feature overhang where the lobby entrance is to create an area of respite for the public.
- e. B18) Provide a night render showing tower/podium lighting.

#### Quality of Architecture

- a. Q1) Provide a more dramatic tower top, which adds positively to the Downtown skyline. As the project is conditional based on doubling the height, extra attention should be paid to the design of the rooftop.
  - b. Q3) Provide more higher quality building material on the ground level, adding a "rich layering" of quality and durable materials.
  - c. Q5) Consider using better parking podium screening materials on the east side of the parking structure.
  - d. Q7) Provide a better layering effect, utilizing more materials and articulation of the façade.
- 12) Provide a detailed narrative describing the functionality of the car elevators and mechanical parking including contingencies for repair, power outages, etc. In addition, describe valet program and operations. Provide examples of other similar systems in operation.
- 13) 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 such screening shall be part of the building volume as well as be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a. Indicate screening material on the elevations, and provide the screening elements in the renderings. Sheet A-109 contains a note but on the material elevation (A-600) only the wood composite material is indicated on the rooftop, not any screening material or images. Additional comments may be forthcoming based on updated plans, elevations and renders. Note consideration on the tower top design as previously mentioned should be included in the overall screening design solution.

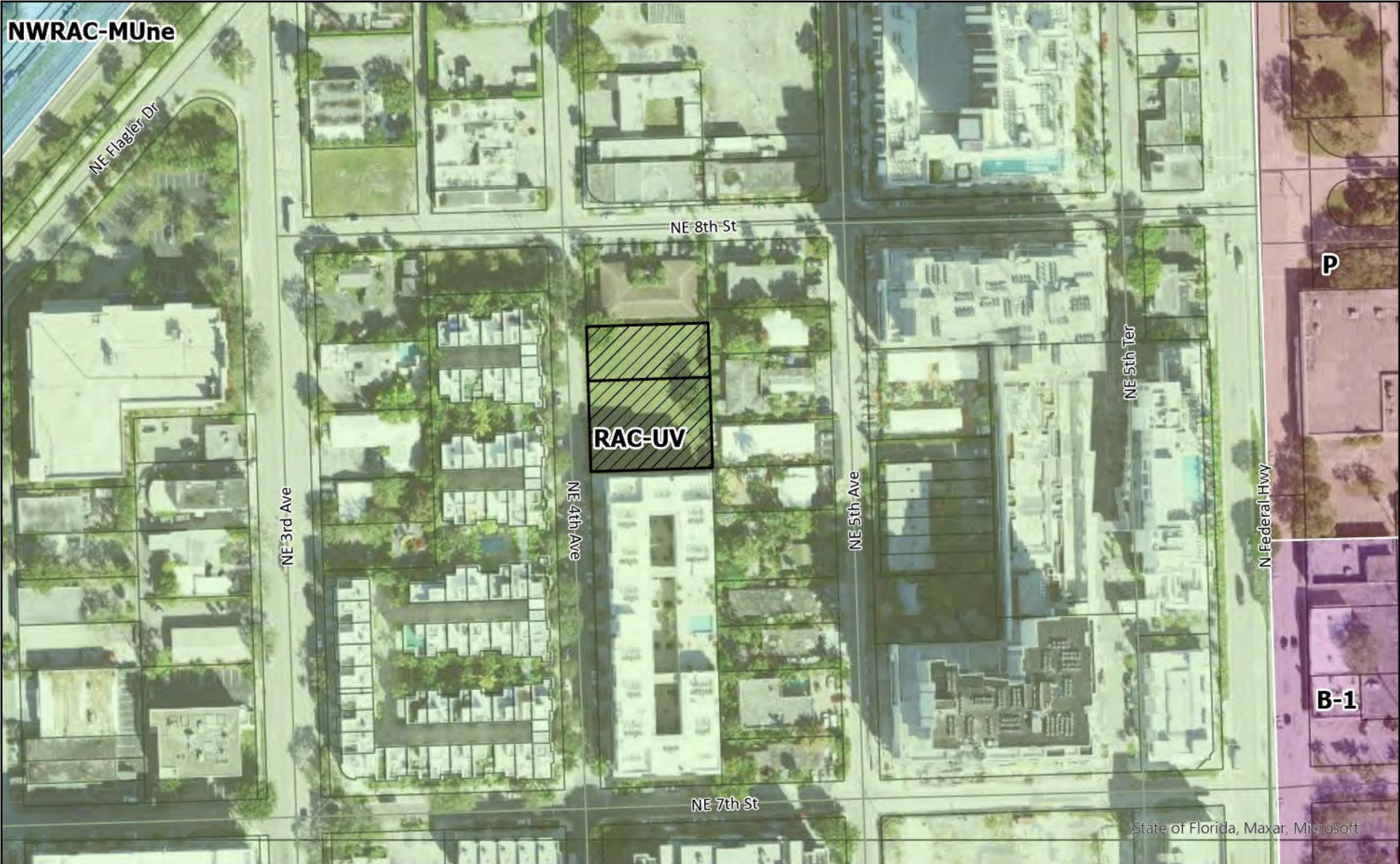


- 14) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
  - a. 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
- 15) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 16) 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.
- 17) 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.
- 18) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 19) Additional comments may be forthcoming at the DRC meeting.



UDP-S23055 - 730 NE 4 AVE.