



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 28, 2023

**PROPERTY OWNER /
APPLICANT:** 650 North Andrews, LLC.

AGENT: Stephanie J. Toothaker, Esq.

PROJECT NAME: 650 N Andrews

CASE NUMBER: UDP-S23057

REQUEST: Site Plan Level II Review: Mixed Use Development
Consisting of 257 Multifamily Units and 11,400 Square-
Feet of Commercial Use in the Downtown Regional
Activity Center

LOCATION: Progresso 1-125 D Lots 1 Thru 10, Lots 40 Thru 47, 48,

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-S23057

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. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2020 FBC.
5. Provide building construction type designation per Chapter 6 of the 2020 FBC.
6. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
7. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
8. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
9. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
10. Dimension accessibility requirements to site per FBC Accessibility Code
11. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
12. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
13. 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 2020 FBC.
14. Show that the openings in the exterior walls adjacent to the south property line meet the requirements of Table 705.8 of the 2020 FBC.
15. Reference the Florida Building Code 7th edition on plan for the proposed development per section 101.2 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>



Case Number: UDP-S23057

CASE COMMENTS:

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

1. Provide 9' Right-of-Way dedication or permanent Right-of-Way Easement along east side of N Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
2. Provide 5' permanent Right-of-Way Easement or dedication along south side of NE 7th Street, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
3. Provide permanent Sidewalk Easement as appropriate along east side of N Andrews Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
4. Provide permanent Sidewalk Easement as appropriate along the east side of Flagler Drive 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.
5. Provide permanent Sidewalk Easement as appropriate along the south side of NE 7th 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.
6. Provide 10' x 15' (min.) 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.
 - a. No above/below ground structures shall be located within the proposed easement.
7. 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.
8. 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.).

9. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: 15' Alley. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
10. Provide disposition of existing utilities on-site and within the adjacent right of way that may be 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.
 - a. Sheet D1.1 does not call out existing light/utility poles.
11. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. If improvements are located within FDOT or Broward County right of way, provide correspondence indicating approval.
12. 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. Depict existing sidewalk adjacent to the development along N Andrews Avenue, Flagler Drive, NE 7th Street, NE 1st Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
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. 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. Sight triangles shall be depicted from the new permanent Right-of-Way Easement or dedication.
14. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
15. (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as



appropriate. Label vertical clearance above public access sidewalks along N Andrews Avenue, Flagler Drive, NE 7th Street, NE 1st Ave.

16. Provide and label typical roadway cross-sections for the proposed development side of N Andrews Avenue, Flagler Drive, NE 7th Street, NE 1st Ave: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
17. 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.
18. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90-degree parking stalls.
19. For surface or ground-level parking lot layout:
 - a. "DO NOT ENTER" signs shall be placed at the southern end of the one-way drive/drop off isle.
20. 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 ((include typical cross-sections along all property lines as appropriate, and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way and properties.
 - a. Proposed public sidewalks shall not be higher than the existing crown of road elevations.
21. 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. 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.
22. 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.
23. 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.



24. 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.
 - a. Maintenance area shall extend from the proposed right of way/ dedications/ easements to the edge of pavement.
25. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee and approved by the City's Commission, prior to Right-of-Way permit issuance by the Development Service Department for Maintenance of Traffic.

Prior to submitting Property in Right-of-Way application to request Revocable License Agreement, please contact Daniel Rey at 954-828-4653 or drey@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

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-S23057

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. The fire command room must be provided at a street side location with one door leading directly to the outside. Must be at a minimum of 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.

Case Number: UDP-S23057

CASE COMMENTS:

Please see comments below. Additional comments may be forthcoming once this requested information is submitted on resubmittal for mixed use development.

1. Please be aware that at the time of building permit application you will be required to use the FEMA Flood Insurance Rate Map in effect at that time. If your plans are being designed to the 2014 FIRM Flood Insurance Rate Maps and when you make application for a building permit, you will use the Flood Insurance Rate Maps in effect at that time. Flood zones may also change, and applicants will be required to meet the Base Flood Elevation (BFE) + 1' freeboard = FFE of that particular flood zone in effect at time of building permit application. This is why the preliminary flood zone information has also been provided to you. See link: <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/>

2. The Base Flood Elevation currently is (X500) and (AH, BFE 6' NAVD 88) under the 2014 FIRM. The preliminary flood maps show (Panel 369J, AE), (BFE 6')

3. Show the Finish floor elevation on the following sheets (site plans A-080), (sheet A201), (sheet C01), (sheet A-008), (sheet A-504), (sheet A-501, A- 502, A- 503.A-504)

4. If any area is below 7' NAVD 88 than Floodproofing will be required. But at the present time the plans need to show all finished floor elevations and area that are below BFE + 1'.

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





Case Number: UDP-S23057

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 of high, medium, and low on a plan, and include calculations in table.
2. Please provide an overlay sheet demonstrating the calculated landscape areas that supports the square footage in site area calculation list on landscape sheet L-210.
3. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
4. 16inch water main along North Andrews AVE is located so as not to create a conflict with shade trees being utilized as the street tree. Please propose Live Oak trees at 20-22 feet overall suggested height as to the Design Guidelines on 30 feet centers.
5. Design Guidelines call for the palms at the corners of the road intersections. At Andrews and Flagler, Flagler and NE 7th Street appear to have room beyond the public realm of the sidewalk to form cluster of palms, NE 7th Street and NE 1st AVE also require palms identifying the intersection corner.
6. Trees adjacent to the public realm of the sidewalk would require a minimum canopy height at time of installation at 7 feet. Please provide trees with a 60% canopy to 40% trunk ratio preferred 50% to 50% acceptable. The Pink Tabebuia and Spanish Stopper trees are adjacent to the sidewalk and will require the canopy clearance.
7. Previously the Mayor had asked that there be streets of distinction with the use of the streetscape. The use of Peltophorum pterocarpum (Yellow Poinciana) NE 1st Street is one of those streets of distinction. As per Design Guidelines please provide a Yellow Poinciana in the 5 feet landscape strip between the public realm of the sidewalk and the on-street parking stalls. The Department would support the Yellow Poinciana trees on the north and south sides of the ingress egress driveway.
8. 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. Proposed utilities along NE 7th Street and NE 1st AVE create a conflict for shade tree street trees to be utilized. Please design utilities so as not to create conflict for the use of shade trees as street trees.



9. 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.
10. 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.
11. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

12. 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.
13. 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.
14. 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.
15. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
16. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



Case Number: UDP-S23057

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 secure 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.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23057

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. 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. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. 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.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If this applies.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. 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.
16. 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



Case Number: UDP-S22055

CASE COMMENTS:

1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Per the Broward County Trafficways plan this site is required to dedicate 9 feet of right of way on N Andrews Avenue along the development site to Broward County.
3. The city of Fort Lauderdale will require five feet right of way dedication or easement on NE 7th Street along the development site to complete the 25 feet half section of a minimum 50 feet right of way requirement.
4. There are six (6) existing metered on street parking stalls on NE 1st Avenue, this site is proposing to remove four (4) of those metered parking stalls. This proposal shall be required to pay a mitigation fee of \$273,750.00 for the permanent displacement of these four (4) metered parking stalls to the city of Fort Lauderdale's Transportation and Mobility Department.
5. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
6. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
7. 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.
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.
9. Provide a 10' X 10' sight triangle at the proposed garage driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this



sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the garage being able to see the pedestrians walking on the sidewalk against the building.

10. 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.
11. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact Study.
12. 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.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
13. Provide a minimum of ten (10) feet wide on **N Andrews Avenue**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
14. Provide a minimum of seven (7) feet wide on **NE 7th Street, Flagler Drive and NE 1st Avenue**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
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. The city reserves the right to meter on street parking stalls on the public right of way at any time.
18. 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.”
19. 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.
20. 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-S23057

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, which falls on April 29, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 2) 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.
- 3) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or nonvehicular 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 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.
- 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 Unified Flex Table, there are insufficient flex 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 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.

Or;

- b. 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.
- 6) The proposed development application is subject to approval by the City Commission for proposed design deviation requests. The applicant will be required to submit a separate application to be 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 (954-828-4798).
- 7) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, 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. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 8) 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. In addition, the northwest corner of N. Andrews Avenue and Flagler Avenue presents an opportunity to create a gateway feature into Downtown Fort Lauderdale with an activated public plaza area.
- 9) Provide a separate narrative stating how the project meets the intent of the DMP with regards to the design deviation requests for building height, tower stepback on NE 7th Street and Tower Floorplate Size. Provide required code sections and proposed code



deviations in a table format. The table shall provide specificity of the requests and specify the reasoning justification for the request. At this time, the applicant has not demonstrated justification for deviations and staff is unable to determine if such deviations maintain the DMP design intent as required by the ULDR, Section 47-13.20. Staff has commented below under the applicable category and attached the Design Review Team (DRT) comment checklist.

Staff has commented below under the applicable category and attached the Design Review Team (DRT) comment checklist.

Principles of Street Design

- a. S3 – Add additional parking spaces on NE 1st Avenue.
- b. S5 – Use Live Oak Trees or trees recommended by the Landscape reviewer on Flagler Drive and North Andrews Avenue to maximize pedestrian shading.
- c. S7 and S8 – Provide dimensions on landscape plans for tree spacing and horizontal clearance of trees.
- d. S9 – Reference Comment S5.
- e. S16 – Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such. Provide location of relocated utility lines on civil and landscape plans.

Principles of Building Design

- f. B2 – Wrap commercial uses and/or the residential lobby around the northwest corner to activate the ground floor and the public plaza/terrace area. The current design has the potential of become unused dead space because of its positioning between the driveway, abutting horizontal parking garage wall, and angular positioning to the first floor commercial spaces.
- g. B5 – Maximum floorplate size is exceeded; A City Commission design deviation request is required. Update chart to include specific floor and floorplate size request.
- h. B7 – A 18'-2" stepback and a 0' Stepback are provided along secondary streets less than 60 foot right-of-way. Consider increasing the stepback of towers along secondary streets.
- i. B10 and B11 – Reposition the first floor lobby to be oriented towards the corner of Flagler Drive and North Andrews Avenue. Consider expanding commercial uses to include restaurants to allow future flexibility of commercial floorspace.
- j. B13 – Consider glass balconies instead of metal meshed railing to elevate the architecture of the building.
- k. B18 – Clarify if the structure be illuminated at night.
- l. B20 – Provide a separate elevation sheet illustrating tower separation, with onsite and offsite tower separation measurements.
- m. B24 – Provide details of tower rooftop amenities or equipment including spot elevations of rooftop equipment.



Quality of Architecture

- n. Q1 – Add architectural/sculptural elements for more expressive tower tops.
- o. Q3 – Increase the variety and layering of high-quality materials and layering of architectural elements on towers and lower levels.
- p. Q5 – Additional details are needed for the garage screening, including image examples and a detail sheet showing spacing between louvered railing to understand how much of the garage is exposed.
- q. Q7 – Reference Comment Q3

Storefronts

- r. SF1 – Reference Comment B10.

Character Area (Applicable Area: Urban Neighborhood)

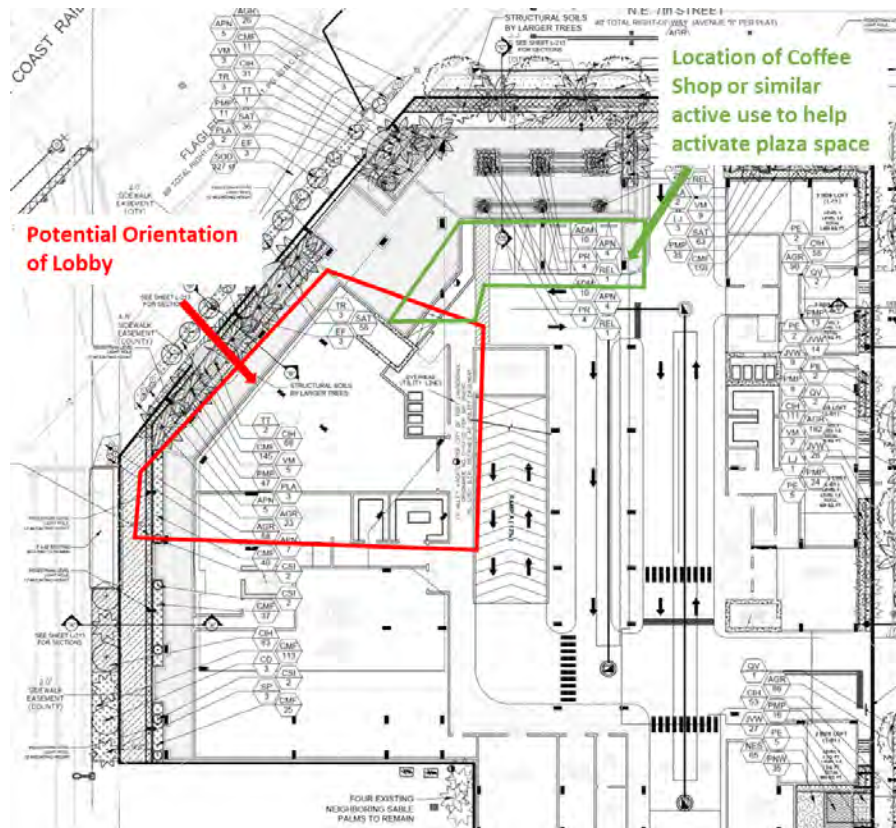
- s. 3C – A City Commission deviation request is required for tower stepback on Flagler Avenue and NE 7th Street.

TOD Guidelines (General Applicability)

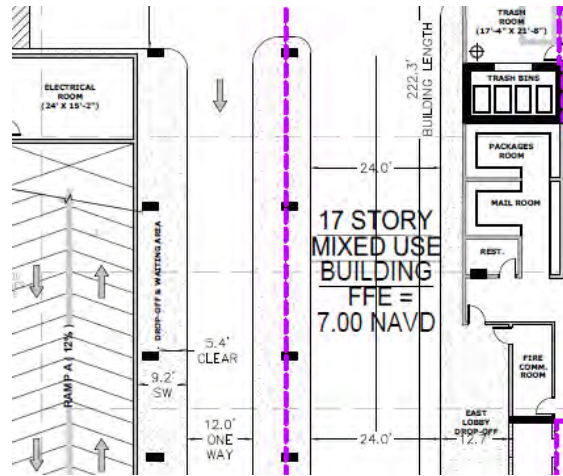
- t. The inclusion of additional bike rooms and bike racks are heavily encouraged.

10) Provide the following changes on the site plan:

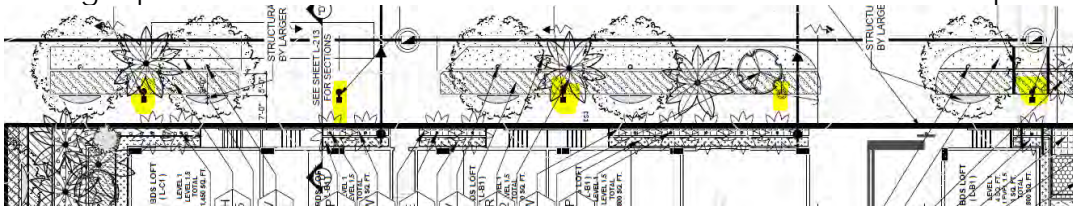
- a. Properly delineate and label dedicated right-of-way on North Andrews Avenue.
- b. Clearly delineate the building's perimeter by increasing line weight on both the site plan and floor plans.
- c. Include all proposed steps and transitions between sidewalk and building arcades to illustrate elevation changes and interactions between the public and private realm.
- d. The first floor commercial uses only show access internally. Provide additional right-of-way access to first floor commercial bays.
- e. The northern plaza needs to be better integrated with activated ground floor uses. The current orientation has the potential of becoming unused dead space because of its positioning between the driveway, abutting horizontal parking garage wall, and angular positioning to the first floor commercial spaces. Orientate the first floor lobby towards the natural focal point of the site, on the corner of Flagler Drive and North Andrews Avenue and integrate the plaza so visibility and use of the plaza space is less isolated.



- f. Consider parking higher intensity uses such as restaurants to increase flexibility of commercial bays such as the inclusion of a bar, restaurant, coffee shop that incorporates outdoor seating and activation of the plaza and arcade.
- g. Provide floor plans for all levels of parking. Currently floor plans show the mezzanine floors, but do not show all the parking level floor plans.
- h. Update label on the site plan which states "17 Story Mixed-use Building".



- j. 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.
- k. Address Transportation and Mobility concerns regarding vehicular movement conflicts where there are parking spaces abutting the drop off lane.
- l. Shift light poles on NE 1st Avenue eastward outside of the 7 foot clear pathway.



- 11) Provide the changes on the elevations:
 - a. Enlarged podium elevations are needed to better understand how the first floor and lower levels are designed and interact with the public realm.
 - b. The architecture of the podium shows five stories, but the request of the application is to count the lofts containing mezzanines as one, rather than two floors. To count each of the lofts as one floor, the exterior design needs to express itself as containing double high ceilings. The two story lofts are a unique feature and should be properly highlighted to visually read as such. Reference building design examples herein.
 - c. The podium needs to differentiate itself using alternative materials and textures to accentuate the transition from the lower pedestrian realm and upper towers.
 - d. Increase articulation of the building facades. Banding is an architectural element but cannot substitute building modulation. The use of banding around the perimeter of the towers and balconies needs to be reduced. Alternative architectural design features need to be integrated into the façade.
 - Provide layered cornice.
 - Corner elements should be carried vertically through the podium, with an angular design that matches the unique curvature of the northwest corner.
 - Changes in texture and material between the podium and tower will help visually



highlight the towers stepback.

- Double high windows with ornate treatment to match the height of the loft liner units.

Reference building design examples herein.

- e. The materials of rooftop mechanical rooms must match the materials of the principal structure.
- f. Provide a material change to the corner of the western tower running vertically from the base of the building to the top of the podium and increase the projection of the corner units (or increase the recession that's currently provided) to place a visual emphasis on the northwest corner. Additionally, wrap the floor to ceiling windows at the corner along the frontage of North Andrews to create a larger primary focal point.





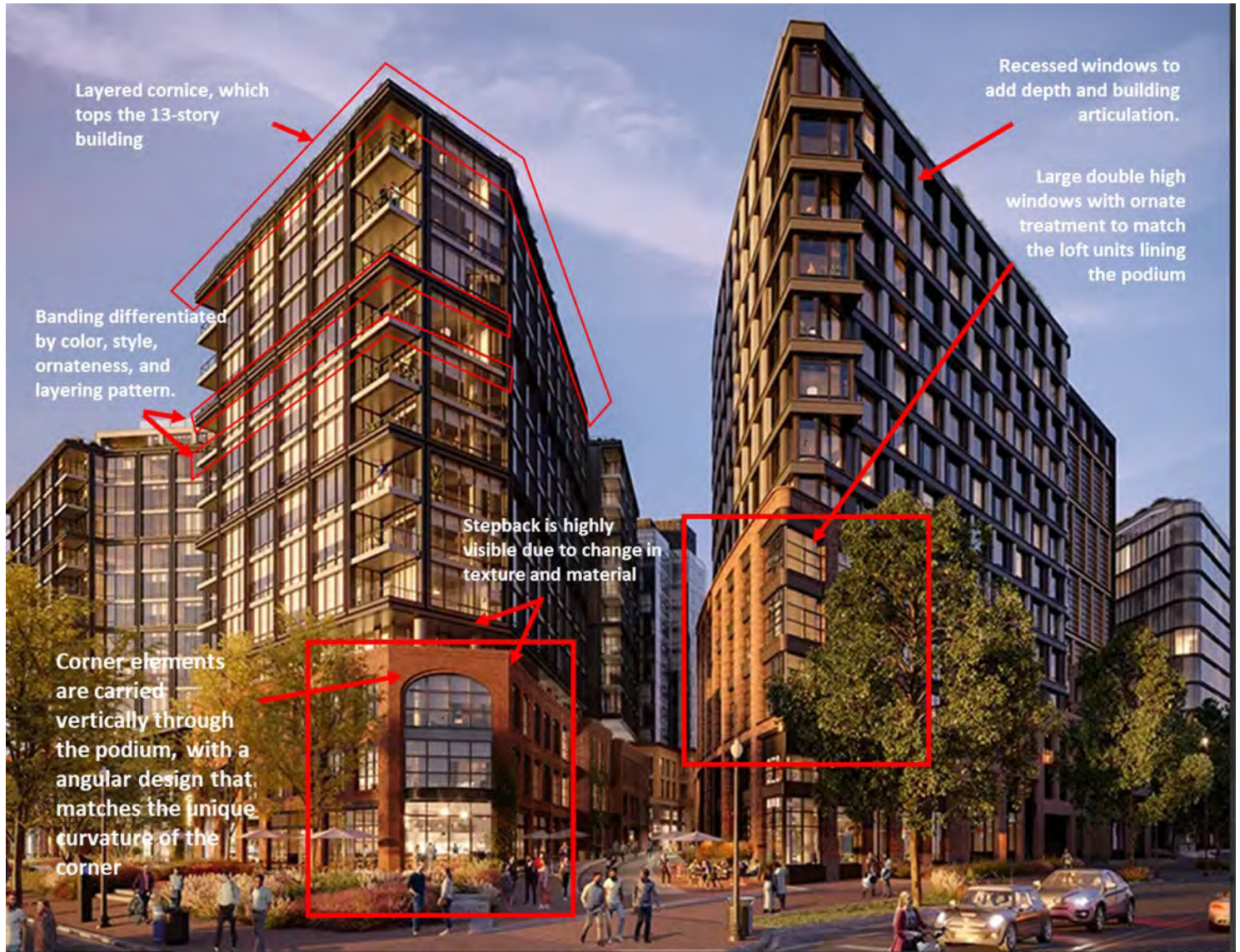
g. An alternative design is needed in lieu of the 11 story murals such as windows and balconies. Murals are not intended to replace facade design features.





Building Design Examples:

"The Stacks", Washington D.C.,





- h. The south wall extends above the pool deck of 640 North Andrews Avenue. Provide additional beautification to the podium elevated above the pool deck of the abutting building.



- i. Elevations need to show distance measurements from property line to podium face and from property line to tower face to show tower separation. Note, tower separation is measured from face of balcony and not the face of buildings. If balconies encroach into the tower separation area, approval is required by the City Commission via a design deviation request.
- 12) Provide clear image/details of garage screening of openings and light fixture shields and cross-sections. Ensure screening adequately blocks out light and noise pollution.
- 13) Indicate lighting poles and landscape plan and clarify height. Be aware that lighting fixtures greater than 10' in height are used, they shall be located a minimum of 15' away from shade trees (ULDR Section 47-20.14).
- 14) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:
- Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - Provide screening product material including images of actual application.



- 15) 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
 - e. Please note any proposed signs will require a separate permit application.
- 16) Provide a 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.
- 17) 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: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 18) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

- 19) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, which falls on April 29, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 20) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Adam Schnell (954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 21) 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.

- 22) Provide a written response to all Development Review Committee comments.
- 23) Additional comments may be forthcoming at the Development Review Committee meeting.



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:	DRT-S23015 (UDP-S23057)	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:	650 North Andrews	
PROJECT ADDRESS:	650 North Andrews Avenue	
REVIEW DATE:	11/20/2023	
CASE PLANNER:	Adam Schnell	
CONTACT INFORMATION:	954-828-4798	

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

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.				There seems to be an opportunity to add additional parking spaces on NE 1 st Avenue.
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.				Provide larger street trees on Flagler Drive and North Andrews Avenue
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.				Update measurements to show proper spacing.
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				Measurements needed for street tree spacing and horizontal clearance from center of trees to building face.
S9	Encourage shade trees along streets, palm trees to mark intersections.				Provide larger street trees on Flagler Drive and North Andrews Avenue
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.	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.	X			
S16	Bury all power lines in the Downtown Area.				Provide location of relocated Utility Lines on Civil and Landscape Plans
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE
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'.				The northern plaza needs to be better integrated into the ground floor commercial uses. The current design has a potential of become unused dead space because of its positioning between the driveway, abutting horizontal parking garage wall and angular positioning to the first floor commercial spaces.
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				Deviation Request Required for 10,800 Square Foot Floorplate Size of Eastern Tower
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		A 18'-2" Stepback and a 0' Stepback are provided along secondary streets less than < 60 foot right-of-way.
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.				Repositioning of the first floor lobby to be reoriented towards the primary focal point of the site at the corner of Flagler Drive and North Andrews Avenue.
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.				Consider expanding commercial uses to include restaurants to allow future flexibility of commercial floorspace
B12	Encourage pedestrian shading devices of various types.	X			
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area	X			
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor	X			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.			X	
B19	Mitigate noise pollution.			X	
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.	X			
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.	X			
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.	X			
B23	Avoid drive-thrus in the wrong places.			X	
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).			X	
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				Additional treatment is



					needed to accent the tower top elements
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors				Close up first floor perimeter elevations are needed to understand the details of materials and pedestrian interaction.
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				Additional details are needed for the garage screening
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.	X			
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.				Additional architectural layering and changes in building massing are needed to soften the towers. Banding is an architectural element but not substitute building articulation or changes in architectural design.
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.				Additional changes to the architectural design are required. Reference Q-7
STOREFRONTS		YES	NO	N/A	MORE
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.				Reference B-10
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.				Reconfiguration of first floor uses are needed, reference B-10



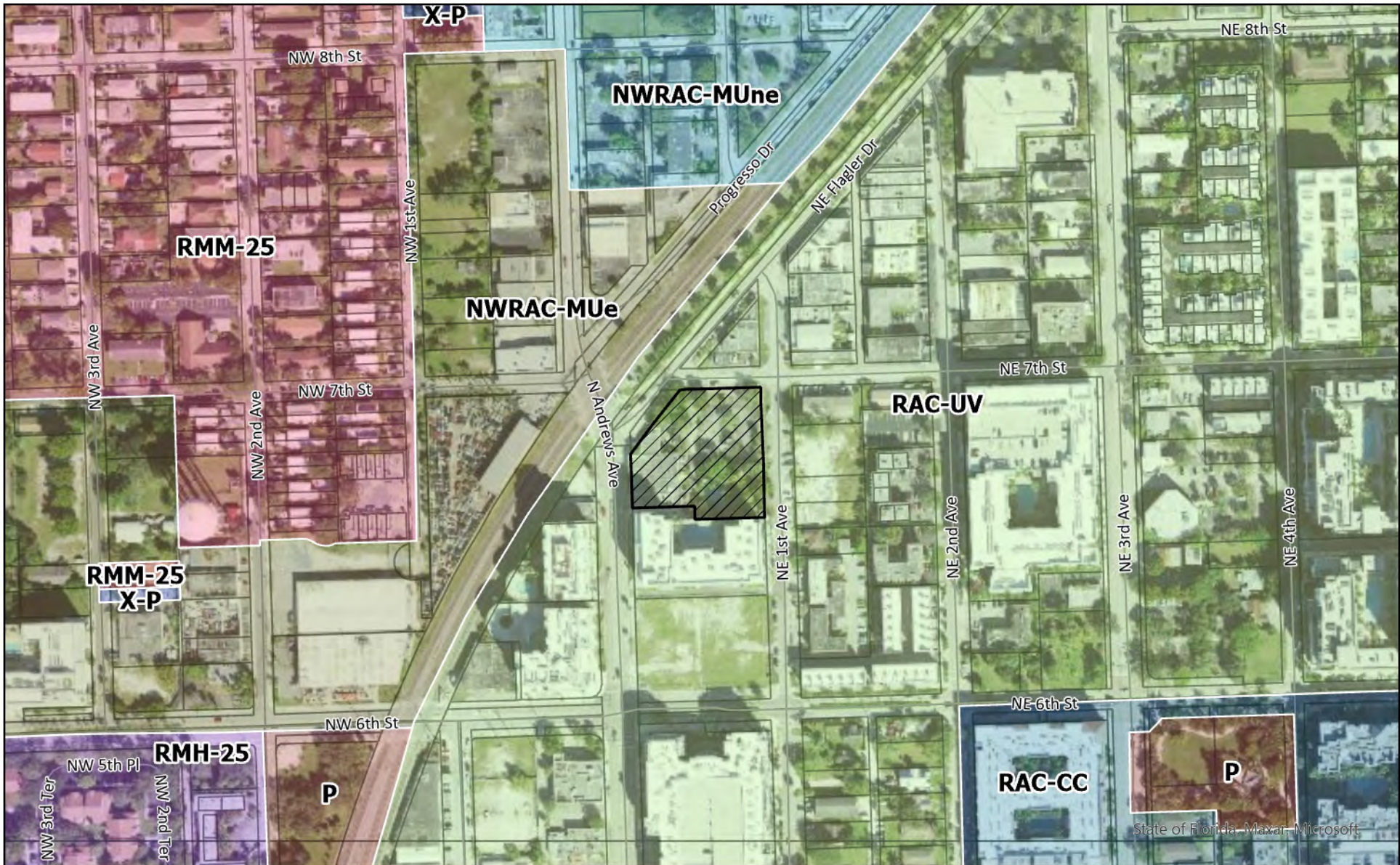
SF3	Encourage durable materials for ground floor retail and cultural uses.				Reference Q-3
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	X			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).	X			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls	X			
SF8	Encourage well-designed night lighting solutions			X	

INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max				
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.				
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.				
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.				
2B *ULDR*	Maximum building height of 30 floors.				
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.				
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max	X			
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.			X	
3C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. -Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>				Deviation Request required for eastern tower.



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	<p>Parking consistent with TOD Principles:</p> <p>Encourage structured parking with screening or liner building if parking provided.</p> <p>Surface parking should be configured into smaller lots rather than one large lot.</p> <p>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.</p> <p>Parking should not face onto plaza or park space of any transit station.</p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles</p>				Encourage the inclusion of bike rooms and bike racks.
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.				



UDP-S23057 - 650 N ANDREWS AVE.

