

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24036



**CITY OF FORT LAUDERDALE**



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## CASE INFORMATION

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<b>CASE:</b>	UDP-S24036
<b>MEETING DATE:</b>	May 28, 2024
<b>REQUEST:</b>	Site Plan Level II Review: 10-Unit Multifamily Residential Development with 586 Square Feet of Commercial Use in the Northwest Regional Activity Center
<b>APPLICANT:</b>	ILFC Corporation
<b>AGENT:</b>	Yanina Mauro
<b>PROJECT NAME:</b>	DL Design
<b>PROPERTY ADDRESS:</b>	1102 NW 6th Street
<b>ZONING DISTRICT:</b>	Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)
<b>LAND USE:</b>	Northwest Regional Activity Center
<b>COMMISSION DISTRICT:</b>	3 - Pamela Beasley-Pittman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Historical Dorsey-Riverbend Civic Association
<b>CASE PLANNER:</b>	Michael Ferrera

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## RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Designate Fair Housing Provisions per 2023 FBC Accessibility volume.
9. Dimension accessibility requirements to site per 2023 FBC Accessibility Code.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
12. Show that the openings in the exterior walls adjacent to the North and South property lines meet the requirements of Table 705.8 of the 2023 FBC.
13. Reference the Florida Building Code 8th edition on plan for the proposed development.

**GENERAL COMMENTS**

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

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

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

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

**Please consider the following prior to submittal for Building Permit:**

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

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



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**CASE COMMENTS:**

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

1. Submit a water and wastewater capacity availability letter.
2. This 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.).
3. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
4. 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 alley, 10' measured from intersection point of pavement edges.
5. Proposed exterior building doors shall not open into the public.
6. Parking facility entries and exits must be from or to an improved right-of-way a minimum of 20' width or an improved right-of-way designated by the city as one-way, per ULDR Section 47-20.5.B.2. Provide signage as appropriate for 1-way Alley vehicular access.
7. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
8. For surface or ground-level parking lot layout:
  - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
  - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
  - c. Parallel parking shall be a minimum of 24' length and 8'-8" width.
9. 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.

10. Provide drainage calculations, signed and sealed by a Florida registered professional engineer, to demonstrate how minimum criteria will be met.
11. 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
12. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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. On January 31, 2024, FEMA Letter of Final Determination (LFD) for the preliminary maps was issued. The maps formerly referred to as preliminary are now final. Your plans were submitted on April 26, 2024 and are required to comply with the July 31, 2024, FIRM.
2. The minimum required lowest floor and machinery elevation is BFE+1ft freeboard+.4ft (7.4 ft NAVD).

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2024 Map Changes can be viewed on FEMA's Flood Map Changes Viewer at the following link:  
<https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44>
2. Refer to FEMA Technical Bulletin P-348: Protecting Building Utility Systems from Flood Damage
3. Additional comments may follow pending submission of the complete plan set.



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**CASE COMMENTS:**

Please provide a response to the following.

1. For Multi-family and commercial: Sec. 47-21.6.A. Name, address and telephone number of the person who has prepared the landscape plan. Landscape plans submitted for approval must be prepared by a registered Landscape Architect, dated, signed and stamped with his or her seal.
2. All landscape details are mislabeled on Sheet LS-1.01 Landscape Plan. Please revise.
3. Landscape legend on Sheet LS-1.01 Landscape Plan lists Miami-Dade County Landscape Code Chapter 18A as the applicable Ordinance / Code Section. Please revise calculations to comply with City of Fort Lauderdale Ordinance No. C-14-51 and the NWRAC-MU Design Standards, as applicable. Here is a link to a city web page to help with calculations.  
<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/planning-initiatives/nwrac-master-plan>
4. 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:

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 time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. 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.

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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. A Video Surveillance System (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking, hallways, and common areas. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in the parking area to increase visibility and safety.
11. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
12. Offices, retail spaces, 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.
13. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



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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. 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. Show on plans how garbage and recycling is being serviced.
8. Containers: must comply with 47-19.4
9. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 9,10,11.
10. Recommend trash chute accommodate recycling.
11. Draw equipment on the plan to show it will fit in trash room.
12. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
13. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
  - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

**GENERAL COMMENTS**

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

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



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**CASE COMMENTS:**

1. Per section 47-20.5.B.2 of the city of Fort Lauderdale Unified Land Development Code: "Entries and exits must be from or to an improved right-of-way a minimum of twenty (20) feet in width or an improved right-of-way designated by the city as one-way. For purposes of this section, "improved" shall mean paved and provided with drainage in accordance with engineering standards as defined in Section 47-35, Definitions." Coordinate with the Transportation and Mobility departments Director Milos Majstorovic P.E. [mmajstorovic@fortlauderdale.gov](mailto:mmajstorovic@fortlauderdale.gov) on the preferred direction of travel for the one-way alley way. Signage and pavement markings shall be required to designate vehicular one way traffic.
2. 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.
3. 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.
4. Minimum parking stall width per section 47-20.11 shall be 8 feet and 8 inches wide. Revise the plans so the minimum width is met.
5. Minimum parallel parking stall length per section 47-20.11 shall be 24 feet long. Revise the plans so the minimum length is met.
6. The minimum drive aisle width behind 90 degree back out parking per section 47-20.11 shall be 24 feet wide. Revise the plans so the minimum width is met.
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. The minimum inbound stacking requirement is one stacking space, the minimum outbound stacking requirement is one stacking space. The site does not meet the minimum requirement measured from the back of property line into the site. The parking spaces on the ground floor conflicts with this minimum stacking requirement off of the alley way. Update the plans so that there are no conflicts with the minimum stacking requirement.
8. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
9. For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
  - a. A deceleration lane will be located at the driveway, or
  - b. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or



- c. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.
10. Vertical tandem parking spaces shall be subject to the following requirements:
    - a. Each tandem parking space in a tandem parking shall be assigned to the same dwelling unit within a development.
    - b. Tandem parking spaces are permitted for multi-family dwelling development when associated with two or more bedroom residential dwelling units.
    - c. Tandem parking shall not be designated as guest parking.
    - d. Vertical tandem parking space shall only be allowed within an enclosed structure, such as a parking garage, that is associated with a multi-family dwelling development.
    - e. Vertical tandem parking space are prohibited to be placed on parking ramps or any grade that is greater than 2%.
    - f. Vertical tandem shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 14 feet in clear height above the parking space entrance level.
    - g. Include a schematic of the vehicular lift system that will be used with the plan set.
  11. It is not clear if the proposed vertical lift parking meets the dimensional criteria listed above. Please clarify or revise the plans so these dimensions are met or remove the vertical lift parking spaces.
  12. A valet parking agreement may be required for the proposed valet operation if the parking stalls are not assigned to a specific unit requiring 2 or more parking spaces.
  13. Identify where on the plans the valet operation will take place and where the vehicles will be picked up and dropped off.
  14. 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, 49 spaces or less, are required to have a minimum 4 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.
  15. 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.



16. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.
17. 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.
18. 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.
19. 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-S24036 – DL Design MF

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate fee if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
3. The site is designated Northwest 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.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before August 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 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.
5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
6. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
7. 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.
  - a. Section 47-13.29, Design Standard Applicability
  - b. Section 47-13.52, NWRAC-MU Special Regulations
  - c. Section 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus
  - d. Section 47-25.2, Adequacy Review



8. Provide the following changes on the site plan:
  - a. As per Section 47-13.31 and the Northwest Regional Activity Center Master Plan (NWMP), the setback for the portion of the building abutting the existing residential development shall be setback at 15 feet. Additional information has been provided under the NWMP comments.
  - b. Update the site data table to reflect correct parking information.
  - c. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - d. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Provide a details sheet for the dumpster enclosure.
  - e. Depict location of lighting poles, benches, and bicycle racks.
9. Provide the following changes to the elevations:
  - a. Add directional labels.
  - b. On sheet A2-1.2, the south façade is facing residential. Therefore, materials of higher quality should be incorporated into this portion of the building. Additional information has been provided under the NWMP comments.
  - c. The architectural features proposed on the north and south sides of the building are projecting from the property line and onto the right-of-way. Provide dimensions of the projections. If the architectural feature does project onto the right-of-way, the Engineering Division will need to provide input on whether this would be permitted.
10. The project does not meet certain Northwest Master Plan (NWMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.31, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

#### Street Design Standards

- a. *S-9, All utility lines are buried in locations allowing for tree planning and proper root growth. There is an existing powerline on the south and west portions of the property. Address accordingly.*
- b. *S-10, Shade trees are maximized and located between the sidewalk and street (spacing 20 feet for palms/ornamentals and 30 feet for shade trees.) Provide dimensions between the existing shade trees along Sistrunk Blvd. and any other location proposing street/shade trees.*
- c. *S-11, Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. Provide a detail sheet of the elements being used to enhance the street environment. These elements should include lighting poles, benches, waste receptacles, and bicycle racks.*

#### Building Design Standards

- d. *B-1, Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley. Parking and vehicular access is proposed via an alley located in the rear (south) of the property. Coordination with the Urban Engineering Division will be required for necessary improvements to the alley.*
- e. *B-3, Create an interesting, active street environment, main pedestrian entrances are oriented toward the street. As proposed, the main entrance does not appear to be predominant. The main entrance should include predominant architectural features that are distinct from the rest of the building. See examples below. (These examples are to showcase features that can be utilized to create and/or enhance the main pedestrian entrance and are not all encompassing.)*



- f. *B-4, Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.*
- g. *B-5, Buildings meet the front and corner build-to-lines to maintain a consistent street wall. Provide dimensions from centerline of road to building face.*
- h. *B-6, Framing the street: buildings meet the side yard setback to maintain a consistent street wall. Buildings abutting existing residential development are required to provide a transition zone. Therefore, a 15-foot setback is required in the rear facing the residential development.*
- i. *B-9a, Buildings do not exceed maximum height dimensions. The permitted height in the NWRAC-MUw zoning district is 45 feet. The max height can be 65 feet, if in accordance with the performance standards established in the ULDR, section 47-13.52.B. Provide clarification on the measurement of building height.*
- j. *B-9d, Minimum First Floor Height: Fifteen (15) feet. The proposed first floor height is 10 feet and 8 inches. Address accordingly.*
- k. *B-11, Where buildings abut existing residential development a transition zone shall be established. The minimum 15 feet has not been established. Provide a minimum setback of 15 feet in the rear (South) of the property.*
- l. *B-14, Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style. Consider incorporating additional materials via the staircase such as glass. Emphasis should be placed on providing additional building materials on the façade, specifically at the pedestrian level. In addition, the south elevation is facing a residential development. Some of the same high quality building materials should be utilized throughout this elevation as well.*
- m. *B-15, Buildings are of high-quality design and construction. The proposed building materials mainly include stucco, but lacks building materials on the façade. Emphasis should be placed on providing additional building materials on the façade, specifically at the pedestrian level. In addition, the south elevation is facing a residential development. Some of the same high quality building materials should be utilized throughout this elevation as well.*
- n. *B-16, Buildings are site responsive, reflect local character and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. Provide details as to how this is being achieved.*
- o. *B-17, Create façade composition. Provide a better mix and layering of materials throughout, with emphasis on the pedestrian level. This can be achieved by providing a variety of window types, changes in materials, and overhangs. Ensure updated materials are provided in a detail sheet.*
- p. *B-21, Pedestrian shading devices, of various types, are provided along the façade of buildings. As part of providing a more predominant entrance, consider incorporating a shade structure at the entrance. Shading devices should provide complete cover for pedestrians from outside elements.*
- q. *B-24, Balconies and bay windows animate residential building facades. Consider adding balconies where appropriate.*

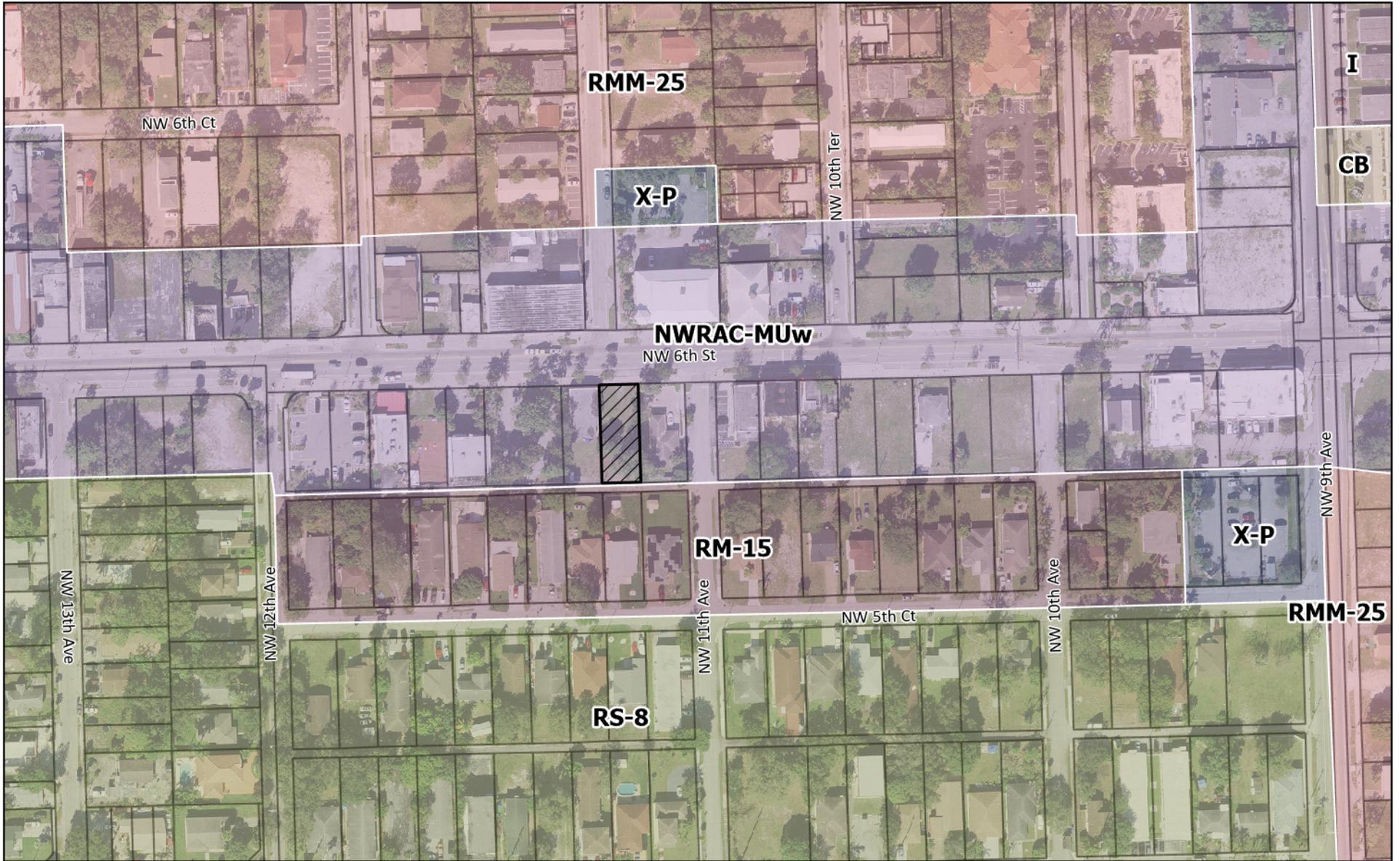


- r. *B-26, Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. Photometrics were not provided as part of this submittal.* Provide additional information as to the lighting that is being incorporated into this project. Emphasis should be placed on providing light poles and light fixtures within the pedestrian realm.
  - s. *B-27, Noise pollution as a result of building design is mitigate.* Provide information as to how this is being addressed.
11. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
    - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
    - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
    - c. Provide screening product material including images or pictures of actual application of such.
  12. Pursuant to Section 47-20.2, bicycle parking is required at 1 per every 20 parking spaces. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways and doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered and covered.
  13. Provide photometric plan with title block including project name and design professional's address, email, and phone number. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.
  14. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the northwest and northeast portions of the site.

### **GENERAL COMMENTS**

The following comments are for informational purposes.

15. 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.
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. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites.
17. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



UDP-S24036 - 1102 NW 6 ST.

