



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 23, 2018

APPLICANT: AIDS Healthcare Foundation, Incorporated

PROJECT NAME: Healthy Housing Foundation - Residential

CASE NUMBER: R18069

REQUEST: Site Plan Level II Review: 680 Multifamily
Residential Units in Downtown

LOCATION: 409 SE 8th Street

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

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Jim Hetzel



Case Number: R18069

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for the building.
- 3) Designate Fair Housing provisions FBC Accessibility Code.
- 4) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.

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. Florida Building Code 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://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C OOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide 5' permanent Right-of-Way Easement along north side of SE 8th Street, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I.; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along north side of SE 8th 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. Coordinate with Case Planner and TAM the proposed meandering sidewalk SE 8th Street, since public access sidewalks along City streets are typically straight and parallel with the public Right-of-Way.
- c. Provide permanent Sidewalk Easement as appropriate along east side of SE 4th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- d. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter vault and/or first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. 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. Please contact Daniel Fisher at 954-828-5850 or dfisher@fortlauderdale.gov.
2. Provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc.) shown on and sealed boundary and topographic survey, and depict property boundary more prominently.

Ensure survey depicts all information requested above as well as any information beyond limits of property that maybe required for coordination between existing and proposed improvements adjacent to the site.

3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on survey: 10' Utility Easement located along south, west, and north property boundaries, that also runs east-west through middle of property. Vacation of any platted Utility Easement would require a separate DRC submittal, DRC staff support, and City Commission approval.



4. Discuss if existing 10' Utility Easement along south, west, and north property boundaries is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of the proposed water meter vault, light poles, landscape trees, and irrigation located within their Utility Easement. Otherwise, a 'letter of no objection' from each private utility owner that has an interest in this Utility Easement will also be required.
5. Show and label existing/proposed stop sign/bar within Right-of-Way adjacent to the proposed development, as well as on driveway connections to Right-of-Way as applicable. Stop sign locations don't appear to align with crosswalks, and coordinate with TAM regarding possible signage for proposed mid-block pedestrian crosswalk on SE 4th Avenue.
6. 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), including preliminary layout of relocated FP&L/Comcast overhead power/cable lines resulting from 10' Utility Easement to be vacated. Provide correspondence from utility owner (as applicable) and depict any additional requirements (i.e. easements, etc.) they may have on plan.
7. Provide disposition of existing perimeter fence that encroaches onto adjacent private property, near northeast corner of property within 10' Utility Easement (per survey).
8. Provide disposition of existing power pole, down guy, fire hydrant, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
9. Proposed Right-of-Way and street centerline for SE 8th Street, SE 4th Avenue, and SE 7th Street should be centered in each respective existing 40' Right-of-Way; per the Downtown Master Plan Design Guidelines (Local Streets criteria) and adjacent to the proposed development, provide 10' travel lanes and 8' on-street parallel parking stalls (also coordinate with TAM). Shift SE 7th Street centerline north as appropriate.
10. 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 (10' measured from intersection point of pavement edges), and streets with streets (25' measured from intersection point of extended property lines). 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](#).
11. More prominently show and label on plan sheets, building elevations, and typical roadway sections the existing Right-of-Way and Utility Easement boundaries adjacent to the proposed development along SE 8th Street, SE 4th Avenue, and SE 7th Street; also show proposed Right-of-Way Easement and Sidewalk Easement boundaries as applicable for this project.
12. Discuss operations of loading zone, trash and solid waste disposal, dumpster enclosure/trash pick-up access, and recycling requirements for the proposed development with Case Planner and waste management. Provide narrative that includes (but not limited to) descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, etc. Clearly depict trash enclosure on Site Plan. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones, and ensure sufficient height clearance is provided within garage for truck access. Design turning geometries and loading zones per ULDR Section 47-20.6, and all dumpster enclosures and adjacent service access drives shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system per ULDR Section 47-19.4.D.6.



13. Provide and label typical roadway cross-sections for the proposed development side of SE 8th Street, SE 4th Avenue, and SE 7th Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Show concrete valley gutters through proposed mid-block pedestrian crosswalk on SE 4th Avenue, and align nearby existing catch basin with concrete valley gutter as appropriate.
14. Depict existing sidewalk adjacent to the development along SE 7th Street, and how proposed sidewalk/pedestrian path will transition into existing sidewalk.
15. A bond for the construction and/or replacement of public sidewalks/ADA ramps abutting the proposed development shall be provided prior to this DRC site plan approval. The bond amount shall be for 125% of the total construction cost. A cost estimate breakdown for the installation of the public sidewalk improvements (including but not limited to materials, labor, mobilization, MOT, permitting and certification) signed and sealed by a Florida Professional Engineer shall be submitted for review and acceptance prior to finalizing the bond.
16. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
17. Discuss proposed 20 x 30 Underground Cisterns shown on A1.0. 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. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
18. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements. Confirm if existing hydrant located near northwest corner of proposed development conflicts with proposed ADA curb ramp.
19. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).



20. Exfiltration Trenches:
- a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
21. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
22. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SE 7th Street and SE 8th Street. 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.
- a. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov. Any proposed 8" or larger sanitary sewer service connection requires a private sanitary sewer manhole located just beyond City Right-of-Way (i.e. within the proposed development), along with a 10' x 15' (min.) permanent Utility Easement for perpetual City Maintenance access.
 - b. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way. Proposed water service laterals should connect to existing City water main.
 - c. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - d. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record. When attaching plans on correspondence to the above contacts, please make sure only applicable sheets are included and proposed services/ connections are highlighted accordingly to assist on their review.
23. Show all existing and proposed utilities on the landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. Also, 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. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, and whether additional infrastructure will be required within City Right-of-Way.



Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

25. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
26. 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, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

27. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
28. 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. Any specialty paving for proposed mid-block crosswalk on SE 4th Avenue (i.e. within City Right-of-Way) shall be included in Maintenance Agreement.
29. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: R18069

CASE COMMENTS:

Please provide a response to the following:

1. FDC must be with-in 100 feet of fire hydrant.
2. Must comply with FBC 403.6.1 for fire service elevators above 120 feet.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Bldg. must comply with FBC section 403 for high-rise above 120 ft.
2. Bldg. must comply with FFPC 11.10 for BDA radio system.
3. Bldg. must comply with the codes adopted at time of submittal.



Case Number: R18069

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 (hydro zone) 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 hydro zones on planting plan, and include calculations in table.
2. Provide, in tabular format, all required versus provided landscape calculations.
3. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
4. The use of CU structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. CU Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> this is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
5. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
6. Within the RAC districts, newly planted street trees shall be a minimum of 14 feet tall; 8 feet spread 6 feet clearance within 12 feet of the travel lane and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
7. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space.
 - a. Please provide a tall palm species at the corner of the street intersection in addition to the canopy street trees. This cluster palm proposal is to be 3 individual palms, slender trunked and of staggered heights. Largest palm to have minimum 18 feet OA height, smallest to have a minimum of 8 feet of GW installed maximum 5 feet apart at their base to frame the corners. This doesn't include the use of palms grown as a triple caned palm or naturally clustering palms.



8. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walk able, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
9. 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.
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. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.
12. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
13. Please clarify trees on planting list shown as existing, yet tree disposition list indicates these to be removed.
14. Please verify conversation held with DSD Planer as to saving trees at the corner of SE 8 ST and SE 4 AVE.
15. Please indicate the extent of the impact from the proposed construction will have on the existing trees shown to remain.
16. Please demonstrate how these existing trees will be protected and maintained as not to fall into a violation of tree abuse.
17. Please indicate on plans overhead utilities.
 - a. Propose Right Tree Right place adjacent to overhead utilities.



Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal & Relocation and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydro zones on planting plan, and include calculations in table.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be solid, impact resistant or metal.
2. Residential unit's entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Residential units should be pre-wired for an alarm system.
4. All ground level stair doors should be egress only or access controlled.
5. Lobby doors and elevators at the ground floor should be access controlled.
6. All mechanical, electrical and maintenance rooms should be access controlled.
7. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on site. The system should cover all entry exit points, parking garage, common areas and any sensitive area of the site.
8. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door / window lock pins features to prevent the door / window from being lifted off the track.
9. Emergency communication devices should be available at common areas and the parking garage.
10. Balconies should provide a barrier between adjacent balconies for security.

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: R18069

CASE COMMENTS:

The City owns and maintains stormwater infrastructure & grass swales adjacent to the proposed development as shown in the snips of City Project P12030 provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall respond to the following comments:

1. Please email CRBARRETT@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
2. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,) or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way (ROW) or City drainage easements. Please remove any proposed stormwater systems, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
3. The edge of any City's existing stormwater assets (pipes, exfiltration trenches, structures, or other) shall be at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations.
4. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.
5. Proposed C&G or other surface features in City ROW handling stormwater runoff & connecting to adjacent City's Drainage surface assets (such as other curbs, swales, etc.) shall be shown with sufficient grade elevations and transitions details on civil plans to demonstrate that the proposed roadway improvements are not creating drainage puddles in City's roadways.
6. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

Prior to Issuance of Building Permit, the applicant shall address the following comments:

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes (Applicable if dewatering to City stormwater assets)

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.



- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.



- iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
- iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
- v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

Dewatering Notes (Applicable if dewatering activities are anticipated)

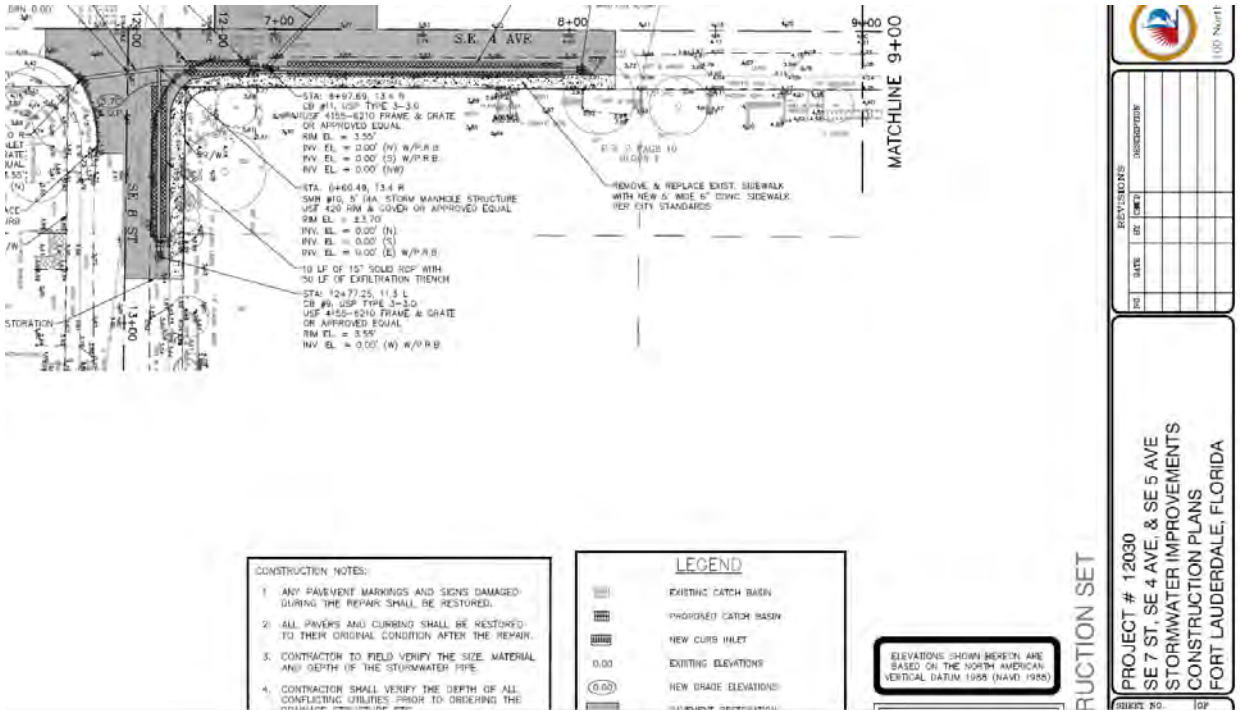
- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.

GENERAL COMMENTS

- 2. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems.



Existing Stormwater Asset Map possibly affected by the Proposed Development

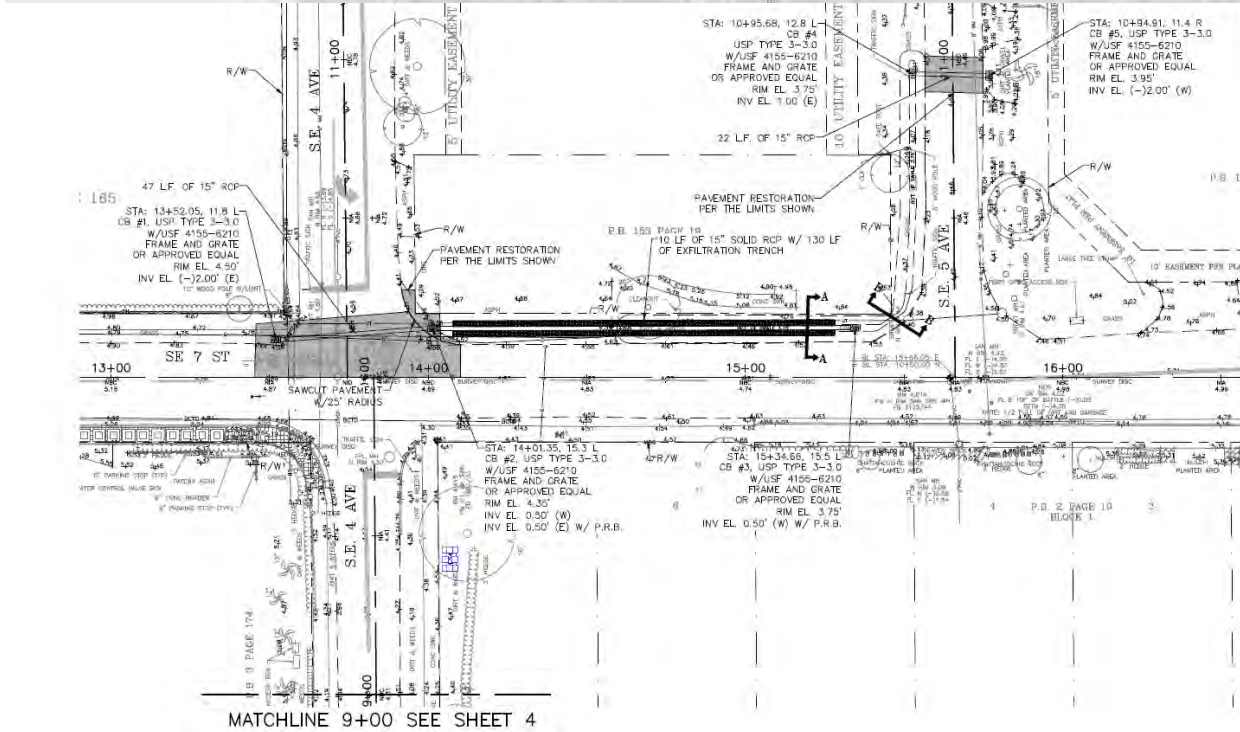


- CONSTRUCTION NOTES:
1. ANY PAVEMENT MARKINGS AND SIGNS DAMAGED DURING THE REPAIRS SHALL BE RESTORED.
2. ALL PAVEMENT AND CURBING SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AFTER THE REPAIR.
3. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND DEPTH OF THE STORMWATER PIPE.
4. CONTRACTOR SHALL VERIFY THE DEPTH OF ALL CONFLICTING UTILITIES PRIOR TO ORDERING THE CONSTRUCTION OF THE PIPE.

LEGEND
EXISTING CATCH BASIN
PROPOSED CATCH BASIN
NEW CURB INLET
EXISTING ELEVATIONS
NEW GRADE ELEVATIONS
PAVEMENT RESTORATION

ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

Table with columns for REVISIONS (DATE, BY, CHECK) and a vertical title block containing project information: PROJECT # 12030, SE 7 ST., SE 4 AVE. & SE 5 AVE, STORMWATER IMPROVEMENTS CONSTRUCTION PLANS, FORT LAUDERDALE, FLORIDA.





Case Number: R18069

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. 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.
5. 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).
6. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
7. 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.
8. Draw trash and recycling area on site plan.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R18069

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. All proposed steps must begin with in the property and outside of easements and the public right of way.
3. Ensure sidewalks in the public right of way are a minimum of 7 feet wide. 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 4 feet in width.
4. Thank you for proposing sidewalk widths that is greater than 7 feet in some areas.
5. Please straighten the sidewalk on SE 8th Street.
6. Neither the city nor county will maintain proposed decorative pavers in the public right of way. If the decorative pavers are to remain maintenance agreement will be needed.
7. Please show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
8. Please provide pedestrian lighting along the sidewalks. Submit a photometric plan of the lighting on the sidewalk, a lighting pole, and light fixture detail of what is to be proposed.
9. 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.
10. The city reserves the right to meter the on street parking stalls at any time.
11. All loading and unloading must be contained on site including postal delivery services.
12. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
13. Bicycle parking being proposed isn't sufficient. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.



14. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
15. 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.
16. Additional comments may be provided upon further review.
17. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. 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.
3. 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: R18069

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Be advised that development applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability at the time of site plan approval on a first come, first served basis. The applicant is proposing an affordable housing project and may be allocated affordable units from the Downtown RAC if deemed the application meets the affordable housing requirements per the Broward County and City's Land Use Plans. Please provide documentation.
4. The project is subject to a 30-day review period by the City Commission and potentially subject to approval by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for all public notice requirements per City's Unified Land Development Regulations (ULDR), Section 47-27. Note, the City Clerk's office requires 48 hours' notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
5. 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. 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.
6. This project is subject to the approval of a concurrent application to vacate a utility easement, DRC Case E18016. Note, Final DRC for the site plan shall not be provided until such easement vacation is approved by the City Commission.
7. Additional information is needed regarding the use of the site. The applicant should address the following:
 - a. Provide information regarding the operation and function of this site with the existing AHF facility located at 700 SE 3rd Avenue.
 - b. The project narrative states that the project goal is to "provide affordable units for low-income residents, people facing imminent housing insecurity, and people previously unsheltered or homeless, in the near-term while creating a novel path to home ownership". Clarify how the applicant intends to implement this goal and include a detailed description of anticipated services and hours of operation; e.g. advisors, counselors, programs, etc.;



- c. The traffic statement identifies trip generation for the project based on 20-25 employees; however 19 specific employee positions are identified and 25 visitors per day are listed including agency and/or social workers. Please clarify;
 - d. Provide information on the mechanism(s) guaranteeing and/or restricting the project as an affordable housing development; e.g. deed restriction, covenants, etc.;
8. The project does not meet certain Downtown Master Plan (DMP) intents and guidelines, which have been identified on the attached Design Review Team (DRT) checklist. Staff has provided overall comments below under each design guideline category.

Principles of Street Design

- a. Adjust the streetscape design along SE 7th Street, SE 4th Avenue, and SE 8th Street to reflect the cross section for local streets with the following elements: on-street parking, street trees, and 7-foot clear sidewalk. Sidewalk should be linear and parallel to the street. Double sidewalk on SE 4th Avenue and SE 8th Street should be combined into a single sidewalk along said street frontage;
- b. Provide for a consistent setback along the streets, to the greatest extent possible, in order to establish a consistent, predictable public realm that functions as a single urban environment from project to project; and
- c. According to the survey, there are overhead power lines that transverse the entire property and it is unclear how the applicant will address this issue. It is recommended that overhead lines be placed underground. Provide documentation from utility providers if there are prohibiting challenges to undergrounding.

Principles of Building Design

- d. Provide for a consistent streetwall in order to frame the street;
- e. Perimeter landscape areas should be consolidated to open plaza spaces incorporating Crime Prevention through Environmental Design (CPTED) principles;
- f. Provide for pedestrian shading devices such as awnings, canopies, arcades, etc.;
- g. Provide clear, detailed cross sections that indicate transition from grade to ground floor;
- h. Indicate building setback on the building elevations. Note, towers located on streets with a right-of-way width of less than 60 feet should have a setback of 30 feet; and
- i. Tower floorplate exceeds the maximum floorplate size of 18,000 square feet.

Quality of Architecture

- j. Revise the tower top by increasing the visual interest of the design thereby providing skyline drama and better expression of the overall project design with varying angles, creative and innovative building illumination;
 - k. Blank, unarticulated wall space facing streets and adjacent properties should be reduced; and
 - l. Provide detailed drawings for lower levels of the building indicating materials and provide images of such material;
9. The L-shaped building layout, lack of building setback, increased size of floorplate, and walkway connections on each level result in a singular building mass and do not achieve the building design intent outlined in the DMP. Provide for tower separation by removing the walkways, include the 30-foot building setback, and examine other design techniques that bring the building mass into compliance with the DMP.
10. The southwest corner of the site has a unique focal presence for the project. Applicant is encouraged to preserve existing landscaping in the plaza space and provide corner presence. The landscape plan identifies one tree will remain and the elevation does not reflect a unique building corner design as a focal point of the project or terminus to SE 8th Street. The following design modifications are recommended:



- a. Create a plaza at the southwest corner with elements that create a sense of place; i.e. design of the space should feel like a natural part of the public realm with an active/engaging edge, and "eyes on space" for safety aspects.
 - b. Consider reducing the amount of courtyard in the rear of the site and relocate such space to the plaza corner;
 - c. Relocate the function room to the building corner in a southwest-northeast configuration thereby creating an activity street presence as well as access to the internal courtyard;
 - d. Provide high quality architectural elements on the building corner that vary from the remaining building with a design hierarchy that makes the corner unique, visually interesting, and a focal point for the project as well as a visual terminus for SE 8th Street; and
 - e. Examine building illumination and artwork for the corner.
11. The ground level should be revised to seamlessly blend with the public realm. As proposed, the private garden planters create a physical and visual barrier to the ground level and should be redesigned to lessen their presence. Consider making the building entrances more predominant and pedestrian oriented instead.
 12. Building separation and transition to the adjacent townhome development appears to be insufficient given the scale and mass of the project. Provide cross sections and drawings that depict the scale in comparison to the existing townhome development. Highlight the components of ULDR, Section 47-25.3, Neighborhood Compatibility.
 13. Provide roof plan detail with spot elevations of the screening material depicting the mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. It appears the roof top equipment is being screened in two different manners where some may be exposed more so than others.
 14. Discuss public access area easements and hours of operation on the property for sidewalk connections and plaza areas as identified on Site Plan Sheet C0. Applicant shall provide the public 24-hour access to any public access areas that are utilized as part of the public sidewalk, along a public right-of-way for entire project frontage. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.
 15. It is recommended the following bicycle-related comments be addressed:
 - a. Consider installation of a bike-sharing station as an amenity and means of mobility for residents;
 - b. Bicycle parking is proposed on site and the concurrent site plan for the parking garage. Additional information is needed on proposed bicycle storage including whether the area is sheltered, secured with direct access to the bike network. Note that bicycle parking and bicycle storage are two different things serving different functions. It is unclear if the bike storage proposed on the concurrent site plan application for the garage site plan, DRC Case R18070, is serving the needs for residents;
 - c. Provide air pumps at the bike storage for residents. Send email to Benjamin Restrepo at brestrepo@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide; and
 - d. Indicate the breakdown of bike parking calculations and ratio for this project and include this information in the site data.



16. Ensure the site plan package contains adequate amount of detail drawings and cross sections for streetscapes, pedestrian shading devices, and other building design features to demonstrate compliance with the design requirements outlined in the DMP and comments provided herein.
17. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, and whether the project is located along a planned bike network.
18. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
19. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
20. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

21. Provide a written response to all DRC and DRT comments within 180 days.
22. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
23. Additional comments may be forthcoming at the DRC meeting.

CITY OF FORT LAUDERDALE
DOWNTOWN MASTER PLAN DESIGN GUIDELINES
 Design Review Team (DRT) Comments

Case Number:	DRT18010	Zoning District:	RAC-CC
Project Name:	AHF – Multi-Family Project	Character Area:	Near Downtown
Project Address:	110 SE 6 th Street	Date of Review:	10-10-18

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.	X			
S2	Utilize Traffic Calming rather than blocking streets.	X			
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).				X
S5	Maximize street trees on all Downtown Streets.		X		
S6	Encourage location of primary row of street trees between sidewalk and street.		X		
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet.				X
S9	Encourage shade trees along streets, palm trees to mark intersections.		X		
S10	Eliminate County “corner chord” requirement not compatible with urban areas.		X		
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.	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	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.		X		

PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).				X
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.		X		
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).		X		
B4	Framing the street: encourage maximum building 'streetwall' length of 300 feet.	X			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).		X		
B6	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	Where towers are located on streets < or = 60 feet, increased stepbacks from the 'shoulder' are encouraged to reduce the impact on the street.		X		
B8	Surface parking: discourage frontage and access along 'primary' street.	X			
B9	Parking garages: encourage access from secondary streets and alleys.			X	
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.			X	
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.			X	
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.			X	
B12	Encourage pedestrian shading devices of various types.		X		
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).	X			
B15	High rises to maximize active lower floor uses and pedestrian-	X			

	oriented design at ground floor.				
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	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 feet (abutting property owners can coordinate tower placement as long as maintain 60 feet clearance).				X
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.				X
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.	X			
B23	Avoid drive thrus in the wrong places.			X	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).			X	

QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				X
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.	X			
Q4	Respect for Historic Buildings.			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.			X	
Q6	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.		X		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			

STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.			X	
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.			X	
SF3	Encourage durable materials for ground floor retail and cultural uses.			X	
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	

CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Near Downtown					
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.		X		
2B	Encourage maximum building height of 30 floors.	X			
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.		X		
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.			X		

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2	Discourage land uses that are incompatible with transit and walkability. (Refer to ULDR Section. 47-13, Land Development Regulations.)	X			
T3	Encourage pedestrian connections to transit stops and bike parking.	X			
T4	Encourage bike connections to transit stops and bike parking.				X
T5	Parking consistent with TOD Principles.			X	
	Encourage structured parking with screening or liner building if parking provided.			X	
	Surface parking should be configured into smaller lots rather than one large lot.			X	
	Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.			X	
	Parking should not face onto plaza or park space of any transit station.			X	
	Include parking for mopeds, scooters, motorcycles, and other similar vehicles.		X		
T6	Incorporate Transportation Demand Management (TDM).				X
	Encourage carpooling or vanpooling.				
	Encourage car or bike sharing.				
	Offer flexible hours.				
	Provide shared parking.				
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Section 47-20, Land Development Regulations.)	X			
T8	Encourage green buildings, green site design and green infrastructure.	X			
T9	Create attractive, active and safe multimodal systems.				X
COMMENTS					
1 See DRC Report for specific comments.					



R18069

