



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** September 10, 2019

**APPLICANT:** Flagler Warehouse I, LLC.

**PROJECT NAME:** FAT Village West

**CASE NUMBER:** R19060

**REQUEST:** Site Plan Level III Review: Conditional Use for 13 Story Multi-Family Residential Building with 125 Units, 13,088 Square Feet Restaurant, 100,000 Square Feet Office and Parking Agreement in Downtown Regional Activity Center

**LOCATION:** 501 NW 1st Avenue

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

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

**CASE PLANNER:** Randall Robinson



**Case Number: R19060**

**CASE COMMENTS:**

- 1) Provide the FBC Building Types and Required FBC Provisions.
- 2) Provide FBC Requirements for Enclosed or Open Parking Structures, FBC 406.5/ 406.6
- 3) Show required FBC Accessibility Requirements for all portions of this Proposal.

**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?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

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

Case Number: R19060

**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 15' permanent Right-of-Way or Access Easement along west side of property for proposed new street.
- b. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the 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 Planning and Zoning Board Meeting or City Commission Meeting or 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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/development-review-committee-service-dema>
2. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
3. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
4. 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.
5. Street alignment of NW 1<sup>st</sup> Avenue should meet the minimum criteria set forth in the FDOT Greenbook for lane widths and geometric design. Verify NW 1<sup>st</sup> Avenue alignment with NW 1<sup>st</sup> Avenue to the south.
6. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.



7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 1<sup>st</sup> Avenue, and NW 5<sup>th</sup> Street; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.

9. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
10. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive 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.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
11. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NW 1<sup>st</sup> Avenue and NW 5<sup>th</sup> Street, if any building overhang is proposed.
12. Identify what appears to be proposed building overhangs and water features (and other landscape and/or hardscape-related structures) shown to encroach within the adjacent public Right-of-Way. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions.
13. Proposed building balconies, roof overhangs, and other encroachments within Right-of-Way Easements, shall be incorporated with the proper language within those Easement dedication agreements, provided that 14' (min.) vertical clearance is provided at ground level.



14. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by 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 extent of sidewalk replacement accordingly.
15. Continue concrete sidewalk across driveway access point; design Rose Drive driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website.
16. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
17. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
18. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements; discuss whether these will be operated by valet parking attendants. (Car lifts are only allowed if valet is proposed).
19. 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 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
20. 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 [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
21. 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.
22. 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.

23. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
24. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
25. 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.
26. Conceptual Paving, Grading, and Drainage Plan:
  - a. 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, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
  - b. 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. 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). 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. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
  - c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, 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.
27. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality 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 also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be



advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

28. 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.
29. 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.
30. 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](mailto:rbenton@fortlauderdale.gov).
31. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Especially where proposed elevations appear to be over 2' higher than existing ground. Provide correspondence and depict information on plans accordingly.
32. Show and label all existing and proposed utilities (utility type, material and size) on civil and 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). 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.
33. 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.
34. 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.
35. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. 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. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.



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36. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
  37. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.





Case Number: R19060

**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. Please provide extent of use to be provided of the soil cell pavement support systems product on landscape, site and civil plans.
3. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 6 feet canopy clearance and provided on 30 feet centers within the curb. When street trees are a smaller maturing shade tree due to site constraints required street trees shall be provided on 20 feet centers. Please when required propose small maturing trees with a minimum 6 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio.
  - a. Along Andrews AV, NW 5<sup>th</sup> ST, NW 1<sup>st</sup> AVE and Sistrunk BLVD please propose shade tree street trees within the curb between the sidewalk and traffic lane.
  - b. In order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
  - c. Additional discussion to be had as to the street and street corner treatment of the palm trees.
4. As per design guidelines overhead utilities are to be placed underground.
  - a. Examples of sites placing utilities underground would be; The Manor at 501 NE 5<sup>th</sup> TER. and the Alexan at 408 NE 6<sup>th</sup> ST.
5. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
  - a. Underground utilities along NW 1<sup>st</sup> AVE appear to be in conflict with a majority of the proposed trees and would be in conflict with additional trees for the street scape as to the Master Plan Design Guidelines. Please investigate a replacement of the existing underground utilities away from the tree locations to enable them to be installed without a horizontal clearance conflict.
  - b. Please shift other offsite utilities to accommodate street trees around the site.



6. 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.
7. 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, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
8. 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.
9. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
  - a. Tree No. 14 Gumbo Limbo is shown to be a specimen tree.
10. There appears to be several trees with high condition ratings, please investigate saving these trees by relocating for site requirements.
  - a. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees.
  - b. Please have an ISA Arborist provide prescriptive actions required for relocation of the trees and palms.
11. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
12. Please review Section 47-21.12 Landscape requirements for vehicle use areas and provide landscape buffer and landscape materials as per code.

### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application



documents different than the Broward County standard applications. Please not at this time of DRC submittal.

2. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (Landscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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. Residential and retail unit's entry and exterior doors should be solid, impact resistant or metal.
2. Residential units' entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
4. Residential and retail units should be pre-wired for an alarm system.
5. 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, mail room, storage areas and any sensitive area of the site.
6. Ground level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
7. All elevator lobbies and / or elevators should be access controlled.
8. The parking garage resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to resident's vehicles.
9. All glazing should be impact resistant.
10. Light reflective paint should be used in the parking garage to increase visibility and safety.
11. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
12. There should be child proof safety features to prevent unsupervised children access to the pool.
13. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant amenities areas unless their duties require it.
14. Each hotel room should have a safe for guest to secure valuables.
15. There should be a system to track any individual access into each hotel room. (Guest, housekeeping or service calls).
16. Valet key room and luggage storage areas should be access controlled.
17. There should be a secured valet key management system for the vehicles on site.
18. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.



19. Lighting and landscaping should follow C.P.T.E.D. guidelines.

**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: R19060

**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. Containers: must comply with 47-19.4
7. Draw equipment on plan to show it will fit in trash room.
8. 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.
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](mailto: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: R19060

**CASE COMMENTS:**

1. Continue to coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Ensure sidewalk is a minimum of **7.5 feet** wide on **NW 1<sup>st</sup> Ave, NW 5<sup>th</sup> St, & NW 6<sup>th</sup> St**. 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.
3. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
4. On street parking cannot be within the sight triangles and must not be within the upstream or downstream area; please refer to the FDOT Design Manual Table 212.11.2 Parking Restrictions for Driveways and Intersections [https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2019/2019fdm212intersections.pdf?sfvrsn=dfd09261\\_4](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2019/2019fdm212intersections.pdf?sfvrsn=dfd09261_4).
5. Remove the temporary parking label on NW 1<sup>st</sup> Ave and replace with street parking. The street parking must meet the city's geometric standards for parallel on street parking.
6. The city reserves the right to meter on street parking stalls in the public right of way.
7. Straighten out NW 1<sup>st</sup> Ave.
8. NW 1<sup>st</sup> Ave must not have any deflection at the intersections. The NW 1<sup>st</sup> Ave intersections approaches must be 90 degree approaches.
9. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
10. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities for each driveway.
11. 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.
12. Bicycle parking is needed. 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.

13. 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.
14. Additional comments may be provided upon further review.
15. 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: R19060

**CASE COMMENTS:**

Please provide a response to the following:

**GENERAL COMMENTS**

1. Pursuant to Public Participation requirements of Unified Land Development Regulations Section 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting. A listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. The date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

2. The site is designated Downtown Regional Activity Center (D-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. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
4. Please contact Karina Daluz, Broward County Planning and Development Division [kdaluz@broward.org](mailto:kdaluz@broward.org) or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
5. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (Section 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note: The City Clerk's office requires 48 hours' notice prior to Commission meeting if a computer presentation is planned (i.e. PowerPoint), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.

6. Development applications requesting residential dwelling units in the D-RAC are subject to unit availability at the time of Development Review Committee (DRC) approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. In the event RAC units are not available, an applicant may request flex units or in the event there are insufficient number of RAC units to allocate to an entire project, the unit allocation may be divided between D-RAC units and flex units. Staff will advise the applicant on the status of unit allocation during the DRC approval process.
7. As this application requests dwelling units in the D-RAC, the proposed project is subject to a 30-day request for review period by the City Commission. A separate submittal and application is required for City Commission 30-day request for review. Should the Commission call up the application, the applicant is responsible for all public notice requirements (ULDR Section 47-27). 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). Please note units will be allocated to pending projects based on order of project approval.
8. Provide documentation of housing affordability, including income levels served and affordability term, if any.
9. Indicate the project's compliance with ULDR Section 47-24.3 Conditional Use Permit, by providing a point-by-point narrative response, on letterhead, with date and author indicated.
10. Provide the following changes on site plan:
  - a. On SW 1<sup>st</sup> Avenue, provide rectilinear, north-south, minimum five-foot-wide sidewalk clear paths. Sidewalk edges are not required to be rectilinear, but the rectilinear, north-south clear path is required;
  - b. On all streets, provide shade trees no more than 30 feet apart to provide continuous shade tree canopy over the sidewalk clear path;
  - c. Follow Local Street Section for 5<sup>th</sup> Street;
  - d. On Sistrunk Blvd, follow street section pattern established by Sistrunk Townhomes, Alta Flagler Village and ArchCo Metropolitan, inclusive of all elements of signature Sistrunk streetscape, including paving; and,
  - e. Provide groupings of single palms at street corners, species and amounts per space available
11. Provide the following changes on elevations:
  - a. Provide building setbacks as required in the Urban Neighborhood Character Area;
  - b. Provide specifics on artwork materials and design;
  - c. Provide elevations and sections of rooftop mechanical screening; and,
  - d. Provide continuous artwork on west-facing elevations.
12. Provide the following changes on perspectives:
  - a. Accurately depict cladding materials; and,
  - b. Provide diversity of people and cars to depict a realistic urban environment.
13. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Provide bicycle parking for visitors in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered;
  - b. Provide bicycle storage for residents and employees, preferably in a room with natural light; and,



- c. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov); and,
  - d. Consider installation of a B-cycle bike-sharing station as an amenity for employees and patrons. Contact Jeff Torkelson, Executive Director, Broward B-cycle, 954-540-7609, [jtorkelson@browardbicycle.com](mailto:jtorkelson@browardbicycle.com). Broward B-cycle now also offers electric-powered bikes.
14. Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof, as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. As there appear to be enclosed rooms on the roof, please describe in detail the proposed use of the roof and if access is intended now or in the future.
  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. For instance, consider a green sustainable roof, as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space.
  16. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate pedestrian lighting poles on site plan and landscape plan and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
  17. This project is subject to the requirements of the D-RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
  18. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>

## **GENERAL COMMENTS**

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

19. Pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
20. All construction activity must comply with Code of Ordinances Section 24-11, Construction sites. Contact Frank Rabinowitz, Structural Plans Examiner (954-828-5237) to obtain his signature on the final DRC plans.



21. Additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Randall Robinson at 954-828-5265 or rrobinson@fortlauderdale.gov to review project revisions and/or to obtain a signature routing stamp.

Please consider the following prior to submittal for Building Permit:

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 location receives approval from the Building Services Division's DRC Representative.



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

|                  |  |                  |                    |
|------------------|--|------------------|--------------------|
| Case Number:     | DRT 19014/DRT 19015  | Zoning District: | RAC-UV             |
| Project Name:    | FAT Village East and West                                  | Character Area:  | Urban Neighborhood |
| Project Address: | 21 NW 5 <sup>th</sup> Street/501 NW 1 <sup>st</sup> Avenue | Date of Review:  | 8-28-19            |

| PRINCIPLES OF STREET DESIGN |  | Meets Intent | Doesn't Meet Intent | N/A | More Information Needed |
|-----------------------------|--|--------------|---------------------|-----|-------------------------|
| S1                          | Maintain fine-grained street grid: discourage vacations.   | √            |                     |     |                         |
| S2                          | Utilize Traffic Calming rather than blocking streets.  | √            |                     |     |                         |
| S3                          | Maximize on-street parking except on major arterials.<br><i>Follow Andrews Avenue Street Section. Bulb-outs preclude maximization of parallel parking. In general, bulb-outs may be used in addition to the required tree row.</i>   |              | √                   |     |                         |
| S4                          | Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).<br><i>Consult with Transportation and Mobility (TAM).</i>   |              |                     |     | √                       |
| S5                          | Maximize street trees on all Downtown Streets.   |              | √                   |     |                         |
| S6                          | Encourage location of primary row of street trees between sidewalk and street.   |              | √                   |     |                         |
| S7                          | Maximum spacing for street trees: Palms -22 feet; Shade trees – 30 feet.<br><i>Per Downtown Master Plan (DMP) shade trees are to be planted 30' o.c. continuously between intersections with palm groupings at corners.</i>  |              | √                   |     |                         |
| S8                          | Minimum horizontal clearance (from building face) for trees:<br>Palms – 6 feet; Shade trees – 12 feet.   | √            |                     |     |                         |
| S9                          | Encourage shade trees along streets, palm trees to mark intersections.<br><i>Provide palms at corners in groups of singles. Number and species may vary by space available.</i>  |              | √                   |     |                         |
| S10                         | Eliminate County "corner chord" requirement not compatible with urban areas.   |              |                     | √   |                         |
| S11                         | Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.   |              | √                   |     |                         |
| S12                         | Discourage curb cuts on "primary" streets.   | √            |                     |     |                         |
| S13                         | Encourage reduced lane widths on all streets.<br><i>Follow Andrews Avenue Street Section. Dimension component parts of section in a single string.</i>   |              |                     |     | √                       |
| S14                         | Encourage reduced design speeds on all RAC streets (15 – 40 mph).<br><i>Follow DMP Street Sections. Dimension component parts of section in a single string.</i>   |              |                     |     | √                       |
| 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. | √            |                     |     |                         |

|  |  |  |  |   |
|--|--|--|--|---|
| S16 Bury all power lines in the Downtown Area.<br><i>Provide letters of no objection from utility companies. To avoid utility conflicts with DMP streetscape design, inform Planning staff of any conflicts or objections as soon as possible.</i> |  |  |  | √ |
|--|--|--|--|---|

| 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).   | √            |                     |     |                         |
| B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.  |              | √                   |     |                         |
| B3 Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).  |              | √                   |     |                         |
| B4 Framing the street: encourage maximum building 'streetwall' length of 300 feet.<br><i>Provide length and width dimensions for all buildings on plan, as totals as well as subparts.</i> |              |                     |     | √                       |
| B5 Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).<br><i>Does not meet intent for residential building.</i>                                  |              | √                   |     |                         |
| 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.                        | √            |                     |     |                         |
| B7 Where towers are located on streets < or = 60 feet, increased stepbacks from the 'shoulder' are encouraged to reduce the impact on the street.  |              |                     | √   |                         |
| B8 Surface parking: discourage frontage and access along 'primary' street.   |              |                     | √   |                         |
| B9 Parking garages: encourage access from secondary streets and alleys.  | √            |                     |     |                         |
| Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.  | √            |                     |     |                         |
| 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.                | √            |                     |     |                         |
| B10 Encourage main pedestrian entrance to face street.   | √            |                     |     |                         |
| B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations.   | √            |                     |     |                         |
| B12 Encourage pedestrian shading devices of various types.   | √            |                     |     |                         |
| B13 Encourage balconies and bay windows to animate residential building facades.   | √            |                     |     |                         |
| B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).   |              |                     | √   |                         |

|     |   |   |   |   |   |
|-----|---|---|---|---|---|
| B15 | High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.  | √ |   |   |   |
| B16 | Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.   |   |   | √ |   |
| B17 | Discourage development above right-of-way (air rights).   |   |   | √ |   |
| B18 | Mitigate light pollution.<br><i>Through effective screening and/or fixture shields, insure that garage lighting will not be visible from SW 1<sup>st</sup> Avenue. Provide details.</i>   |   |   |   | √ |
| B19 | Mitigate noise pollution.<br><i>Comply with Code of Ordinances Chapter 17 - Noise Control in the Code of Ordinances of the City of Fort Lauderdale, Florida regarding mechanical noise baffling requirements.</i>   |   |   |   | √ |
| 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).                                |   |   | √ |   |
| B21 | Vertical open space between multiple towers on a single development site: no less than 60 feet apart.   | √ |   |   |   |
| B22 | Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.   |   |   | √ |   |
| B23 | Avoid drive thrus in the wrong places.  |   |   | √ |   |
| 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).<br><i>Multiple roof levels provide opportunity for memorable, useable roof-top experience.</i> |   | √ |   |   |

| 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.   |              |                     | √   |                         |
| Q2                      | Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.  |              |                     | √   |                         |
| 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.<br><i>For all building facades, provide elevation details indicating cladding materials of first two floors.</i> |              |                     |     | √                       |
| Q4                      | Respect for Historic Buildings.   | √            |                     |     |                         |
| Q5                      | Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.  | √            |                     |     |                         |
| Q6                      | Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar   |              |                     |     | √                       |

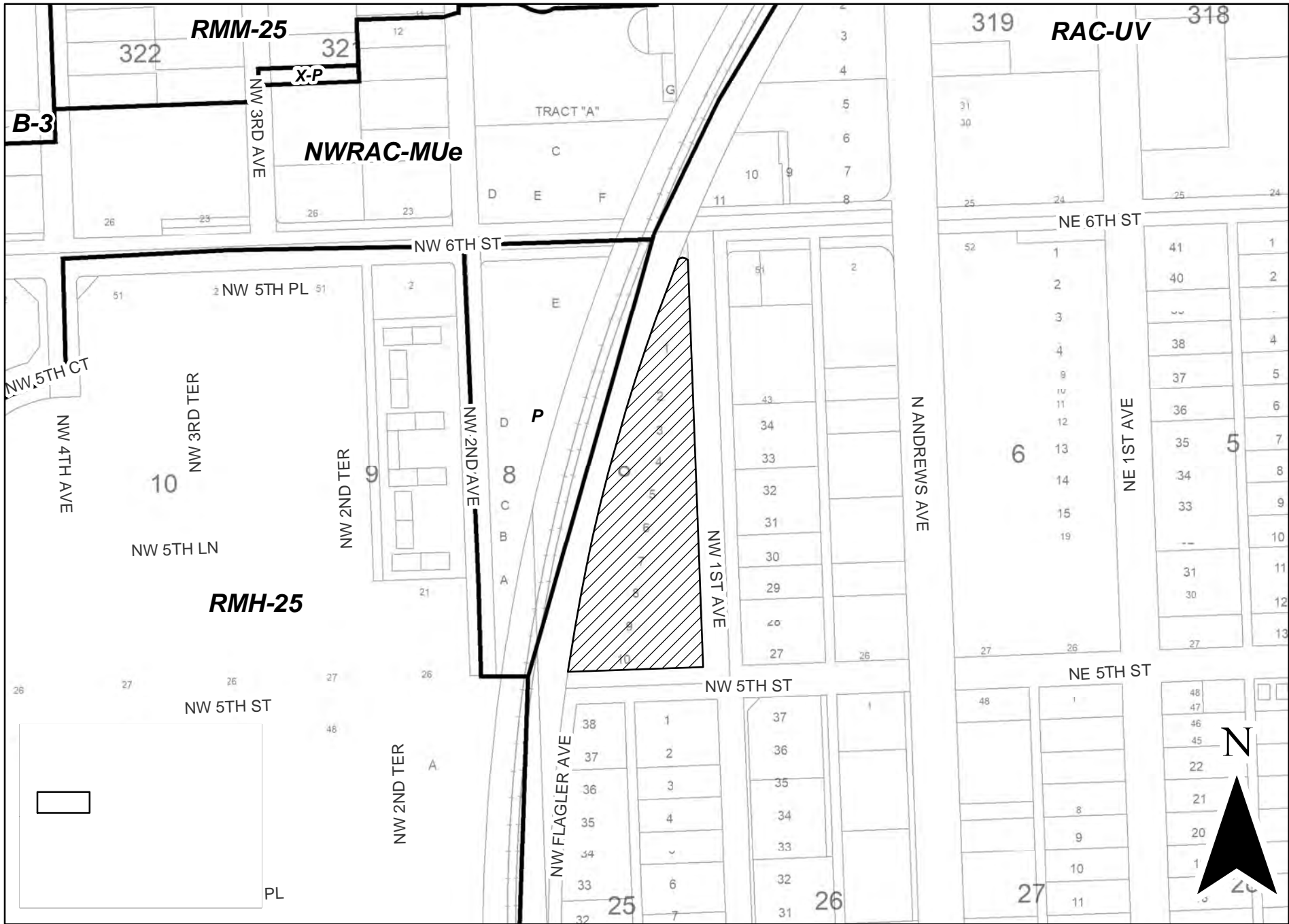
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|----|---|---|--|--|--|
|    | orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.<br><b>Provide building sustainability program narrative.</b> |   |  |  |  |
| Q7 | Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.   | ✓ |  |  |  |
| 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.  | ✓ |  |  |  |

| STORE FRONTS |   | Meets Intent | Doesn't Meet Intent | N/A | More Information Needed |
|--------------|---|--------------|---------------------|-----|-------------------------|
| SF1          | Retail Location Strategy: Encourage ground floor retail in preferred locations.   | ✓            |                     |     |                         |
| 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.                    | ✓            |                     |     |                         |
| SF3          | Encourage durable materials for ground floor retail and cultural uses.<br><b>For all building facades, provide elevation details indicating cladding materials of first two floors.</b> |              |                     |     | ✓                       |
| SF4          | Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.  | ✓            |                     |     |                         |
| SF5          | Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.                             | ✓            |                     |     |                         |
| SF6          | Encourage pedestrian shading devices of various types (min 5 foot depth).   | ✓            |                     |     |                         |
| SF7          | Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.<br><b>Consider multi-level displays, especially facing Andrews Avenue.</b>                        |              |                     |     | ✓                       |
| SF8          | Encourage well-designed night lighting solutions.   | ✓            |                     |     |                         |

| Urban Neighborhood  |  |  |   |   |  |
|---|--|--|---|---|--|
| 3A  | Frame the street with appropriate streetwall heights: 2 to 6 floors.         |  | ✓ |   |  |
| 3B  | Townhouses are a suitable option, especially on alley blocks.                |  |   | ✓ |  |
| 3C  | Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors |  | ✓ |   |  |
| Tower Guidelines:<br><i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors; preferred 16,000 GSF floorplate max.<br><i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors; preferred 10,000 GSF floorplate max.<br><b>Residential does not meet intent</b> |  |  | ✓ |   |  |

| TOD Guidelines |  | Meets Intent | Doesn't Meet | N/A | More Information |
|----------------|--|--------------|--------------|-----|------------------|
|----------------|--|--------------|--------------|-----|------------------|

| ( T1 Refers to Applicability to Regional Activity Center.) |   |   | Intent |   | Needed |
|--|---|---|--------|---|--------|
| T2   | Discourage land uses that are incompatible with transit and walkability.<br>(Refer to ULDR Section. 47-13, Land Development Regulations.)   | √ |        |   |        |
| T3   | Encourage pedestrian connections to transit stops and bike parking.<br><b>Consult with Transportation and Mobility (TAM).</b>   |   |        |   | √      |
| T4   | Encourage bike connections to transit stops and bike parking.<br><b>Consult with Transportation and Mobility (TAM).</b>   |   |        |   | √      |
| T5   | Parking consistent with TOD Principles.   |   |        | √ |        |
|  | Encourage structured parking with screening or liner building if parking provided.  | √ |        |   |        |
|  | Surface parking should be configured into smaller lots rather than one large lot.   |   |        | √ |        |
|  | Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.   |   |        | √ |        |
|  | Parking should not face onto plaza or park space of any transit station.  |   |        | √ |        |
|  | Include parking for mopeds, scooters, motorcycles, and other similar vehicles.<br><b>Provide sufficient bike storage as well as bike parking and label each as such.</b>                |   |        |   | √      |
| T6   | Incorporate Transportation Demand Management (TDM).   |   |        | √ |        |
|  | Encourage carpooling or vanpooling.   |   |        | √ |        |
|  | Encourage car or bike sharing.<br><b>Consider installation of a B-cycle bike share station as an amenity for residents and visitors.</b>  |   |        |   | √      |
|  | 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.<br>(Refer to Section 47-20, of the Unified Land Development Regulations.) | √ |        |   |        |
| T8   | Encourage green buildings, green site design and green infrastructure.<br><b>Provide building sustainability program narrative.</b>   |   |        |   | √      |
| T9   | Create attractive, active and safe multimodal systems.  |   |        | √ |        |
| <b>COMMENTS</b>  |   |   |        |   |        |
| 1  |   |   |        |   |        |



# R19060

