



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 24, 2019

APPLICANT: SE Fourth, LLC.

PROJECT NAME: 808 SE 4th

CASE NUMBER: R19052

REQUEST: Site Plan Level III Review: 77-Unit Multifamily Residential Development on the New River in Downtown Regional Activity Center - Transitional Mix Use (RAC-TMU) District

LOCATION: 808 SE 4th Street

ZONING: Regional Activity Center - East Mixed Use (RAC-EMU)

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

CASE PLANNER: Randall Robinson



Case Number: R19052

Request: Site Plan Level III Review: 77 Unit Multi- Family Residential Development on the New River in Downtown Regional Activity Center.

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate FBC Accessibility designations for Fair Housing.
- 3) Designate Sprinkler System.
- 4) Show Provisions for either Open or Closed interior Parking per FBC 405 or 406.
- 5) Provide Accessible Travel Details for the Site.

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

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.



Case Number: R19052

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 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.
- b. Provide permanent Sidewalk Easement as appropriate along the south side of SE 4th Street to accommodate portion of pedestrian clear path located beyond public Right-of-Way show / label delineation in the plans.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting 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/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
2. Provide a current signed and sealed boundary and topographic survey based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. 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.
4. Discuss if existing 5' Storm drain Easement along west property boundary 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 building overhang 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. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
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 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property (maximum height) except as described under ULDR Section 47-19.3.f; allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached. Confirm location of existing seawall and dock relative to property boundary fronting waterway.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#). 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.
9. Proposed driveway approaches to SE 4th Street: Provide and label sight triangle (per the most current FDOT Design Manual Chapter 212.11.5, FDOT Greenbook, or ULDR) on the Site Plan, Landscape Plan, and Civil Plans. The greater distance of the three guidelines shall be applied as appropriate to provide for the safety of the motorists and pedestrians.
10. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development; 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.

11. 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.



12. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along SE 4th Street, if any building overhang is proposed.
13. Provide and label typical roadway cross-sections for the proposed development side of property at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
14. 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.
15. Depict existing sidewalk adjacent to the development along SE 4th Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk. Currently there are no sidewalks adjacent to property.
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 valet or not. Depict information on site plan data table/ plans accordingly.
17. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
18. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zone required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
19. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.



e. A min. 12 feet wide lane must be provided on both sides of the proposed column for the parking garage ramp per ULDR Section 47-20.5.C.3.b.i. Depict on plans whether a raised separator or striping will be utilized to separate the lanes.

20. 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.

21. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. If staging is proposed the contractor shall provide a bullet Item narrative describing why the staging in the right-of-way is required. 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. A meeting should be scheduled with Engineering staff to coordinate the time frame for Revocable license processing (normally takes 4 to 6 months.)

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 to discuss proposed scope of closure within City Right-of-Way.

22. 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.

23. 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.

24. Provide concrete valley gutter at roadway pavement edge along SE 4th Street property frontage.

25. 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).

26. Be advised that the 4-inch domestic meter is to be located above ground within a 10-ft x 15-ft utility easement on the property. 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. The City does not allow 90-degree bends within the right-of-way.

27. 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, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), 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. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
 - 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.
28. 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.
 29. 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.
 30. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or 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.
 31. 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.

32. 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 or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
33. 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.
34. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
35. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R19052

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. 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.
 - a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
3. 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.
4. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

5. Please provide on sheet A-2.05 section 1 and sheet A-2.07 section 3; the cross section for the street scape as to the street section for local streets of the design guidelines of the New River Master Plan.
6. As to design guidelines of the New River Master Plan, overhead utilities are to be placed underground.
7. Within the RAC district, Master Plan Design Guidelines of 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 proposing small maturing trees provide them with a minimum 6 feet canopy clearance and a canopy (60%) to



trunk (40%) minimum ratio. Please provide trees on both sides of the sidewalk as to the street section for local streets of the design guidelines of the New River Master Plan.

8. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
9. Provide, in tabular format, all required versus provided landscape calculations.
 - a. Please revise with new proposal.
10. When no street parking, large maturing shade tree street trees are to be provided on 30 feet centers within the curb.
11. When there is street parking, large shade trees shall be located in a bulb outs. Small shade trees or ornamental trees shall be located within the sidewalk, when the trunk of the tree is being a minimum of six (6) feet from the face of the building and spaced at the intersection of every parking space, when a minimum of 12 feet clearance is obtainable the use of large shade trees to be proposed.
12. 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.
13. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
14. 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.
15. 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.
16. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
17. For tree No.5 Live Oak; Please provide additional information as to its condition. The tree has a condition rating of a specimen tree yet the comments indicate that the tree may have been up rooted and maybe supported by the existing structure.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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



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

2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape 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.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



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CASE COMMENTS:

Please provide a response to the following:

1. 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.
11. There should be a vehicular access control strategy for access into the parking garage.
12. There should be child proof safety features to prevent unsupervised children access to the pool.
13. All 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. 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. 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. Please provide narrative on how the collection process will take place.



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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. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Ensure sidewalk is a minimum of 7 feet wide on **SE 4th 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. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
5. Shrink the driveway widths to 12 feet wide each
6. 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.
7. 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.
8. 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.
9. Additional comments may be provided upon further review.
10. 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: R19052

CASE COMMENTS:

Please provide a response to the following:

GENERAL COMMENTS

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR) 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. As the subject site fronts on the New River in the Regional Activity Center – East Mixed Use (RAC-EMU) zoning district, the application requires review by the PZB. A separate application and fee are required for PZB review. The applicant is responsible for all public notice requirements. Please see ULDR Section 47-27. Note: The City Clerk's office requires 48-hour 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.
3. 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.
4. 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.
5. Please contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division tturner@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.

6. Development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of 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 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 requires a 30-day request for review period by the City Commission. A separate submittal, application and fee 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 (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. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.2, Adequacy Requirements;
 - b. Section 47-24.3, Neighborhood compatibility requirements, including Section 47-25.3A.2, Smoke, odor, emissions of particulate matter and noise; and,
 - c. Section 47-25.3.A.3.e.iii, regarding Neighborhood Compatibility in the RAC-SMU zoning district. Narrative should explain how the proposed project successfully transitions from adjacent areas, paying particular concern to the building height, scale, and massing, open space and landscape areas.
9. Provide narrative describing valet parking operation, including mechanical parking function and access; is it for valet only, or residents can access?
10. Provide the following changes on site plan:
 - a. Indicate proposed side setbacks;
 - b. Balconies appear to encroach five feet into side setbacks. Per Section 47-19.2, balconies may not protrude more than three feet into setback;
 - c. Projecting entry canopy is shown on elevations but not on plan;
 - d. Indicate second floor line over entry area; and,
 - e. Fully develop lobby-garden court relationship, consider employing multiple-panel sliding door(s).
11. Provide the following changes on elevations:
 - a. Site is located in a transition area identified in the Downtown Master Plan, where height is recommended to be a maximum of two and one half times the maximum permitted height of the adjacent zoning district. The adjacent zoning district is Residential Multi Family Midrise/Medium Density (RMM-25) where the maximum permitted height is 55 feet. Therefore the maximum permitted height on the subject property is recommended not to exceed 137 feet 6 inches. Adjust proposed building height accordingly.
 - b. Line parking garage with active uses, especially facing New River. Any remaining exposed sections should be treated with exceptional screening solutions and high quality materials and composition.



- c. Reduce building mass, address air and light provisions and provide more appropriate height transition and separation to adjacent residential properties, also paying attention to scale and transition from residential properties across the New River.
- d. As east façade will be visible from the street, adjacent properties and the river, provide high quality materials and articulation for entire length of façade.

12. See DRT comments attached for further detail on review of plans and elevations.

The intent of the following Downtown Master Plan and Downtown New River Master Plan guidelines are not met. Specifically, please address the following guidelines:

Downtown Master Plan

- 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;
- S8 Minimum horizontal clearance (from building face) for trees, Palms – 6 feet, Shade trees – 12 feet;
- S9 Encourage shade trees along streets, palm trees to mark intersections;
- B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor;
- 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); and,
- 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.

Downtown New River Master Plan

- B10 Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels; and,
- 5-A Minimum 30' stepback is required fronting river.

13. Plans, sections and elevations do not match. Complete coordination is required.

14. Provide eye-level perspectives of base of north façade as provided for New River façade.

15. Proposed rooftop bar is in close proximity to residential properties. Special precautions should be made to limit noise impacts on surrounding properties. Reconsider placement of bar on rooftop, instead consider non-noise-producing active uses.

16. 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 lockers for residents, 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.
17. In accordance with ULDR Section 47-25.5.P, Cultural Resource Assessment Survey (CRAS) of the subject property is recommended and must be submitted prior to the final DRC approval of the site or development plans, demolition, or any ground disturbance activities Based on the available information there is very high probability for the occurrence of significant archaeological deposits within the subject property. Additionally, the extant structure is 50 years or older, constructed in 1957 according to the Broward County Property Appraiser's Office, and thereby meets the minimum age criteria for consideration of historical significance. The survey should be designed to assess the age and significance (local and national historical eligibility) and include systematic subsurface archaeological testing with the following conditions:
1. CRAS Survey: The CRAS shall include documentation of the existing structures (FMSF) and a systematic subsurface archaeological testing. All work shall conform to the "guidelines for identification, evaluation, recordation, and treatment of cultural resources" set forth in Module Three of the Florida Division of Historical Resource's Cultural Resource Management Standards and Operational Manual. The archaeological survey shall consist of medium/high interval (recommend 15m intervals) subsurface shovel testing and the investigation report shall include a determination of significance and effect on any identified archaeological or historical resources within the property and recommendations as appropriate.
 2. A final survey report shall be submitted to the City's Historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7101) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should include further recommendation and mitigation strategies and identify the disposition of any archaeological collections as appropriate.
 - a. Demolition / Ground Disturbance Monitoring: The extent of current development of the subject property will prevent adequate archaeological sampling of the property during Phase I testing, therefore it is anticipated that any future development will require archaeological monitoring during demolition and all ground disturbance activities. Therefore, as archaeological monitoring strategy shall be developed, informed in part by the results of the phase I survey, and included in the final report. The purpose of the archaeological monitor will be to observe all ground-disturbances and record and collect discoveries as they deem appropriate. The archaeologist shall be empowered to direct the project site manager to halt excavation in the vicinity of any "finds" and to alert the City's historic preservation staff to coordinate archaeological discoveries.
 - b. The results of the CRAS will inform if any additional archaeological and preservation activities as appropriate.
 3. The survey shall be conducted by a preservation professional who meets the Secretary of the Interior professional standards (36 CFR part 61 as amended) and all work shall conform to Chapter 267, Florida Statutes and the professional Standards set forth in Chapter 1A-46 Florida Administrative Code.



4. In the event that unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Comments based on review of project site by Coastal Archaeology and History Research, Inc., Archaeology Consultant for the City of Fort Lauderdale.

18. Provide roof plan 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. 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.
19. 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.
20. 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.
21. This project is subject to the requirements of the Downtown 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.
22. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.

GENERAL COMMENTS

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

23. All construction activity must comply with Section 24-11, Construction sites. Contact Frank Rabinowitz, Structural Plans Reviewer (954-828-5237), to obtain his signature on the final DRC plans.
24. 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 (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.



25. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

26. 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 19011	Zoning District:	RAC-EMU
Project Name:	808 SE 4 th	Character Area:	Near Downtown
Project Address:	808 SE 4 th Street	Date of Review:	8-15-19

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. <i>Follow Local Street Section.</i>				√
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). <i>Consult with Transportation and Mobility (TAM) Representative.</i>				√
S5 Maximize street trees on all Downtown Streets. <i>Follow Local Street Section.</i>		√		
S6 Encourage location of primary row of street trees between sidewalk and street. <i>Follow Local Street Section.</i>		√		
S7 Maximum spacing for street trees: Palms -22 feet; Shade trees – 30 feet. <i>Follow Local Street Section.</i>		√		
S8 Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet. <i>Follow Local Street Section.</i>		√		
S9 Encourage shade trees along streets, palm trees to mark intersections. <i>Follow Local Street Section.</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. <i>Provide radii dimensions on Civil Plan at a minimum.</i>	√			
S12 Discourage curb cuts on “primary” streets.			√	
S13 Encourage reduced lane widths on all streets. <i>Follow Local Street Section.</i>				√
S14 Encourage reduced design speeds on all RAC streets (15 – 40 mph). <i>Follow Local Street Section.</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. <i>On setback study, A0.06, include street geometry and provide legend and data table.</i>				√

S16 Bury all power lines in the Downtown Area. <i>Provide letters of no objection from utility companies. To avoid conflicts with DMP streetscape design, inform Planning staff of any conflicts or objections as soon as possible.</i>				√
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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'. <i>Provide door between lobby and east side yard garden space.</i>				√
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.			√	
B5 Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).	√			
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 setbacks 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. <i>Vehicular drop-off area should be designed such that it appears as a pedestrian plaza that cars may traverse, rather than the opposite.</i>		√		

<i>Design of proposed island at vehicular entry should be functional as well as aesthetically appealing. Please note that people walk in a straight line.</i>				
<i>Per SF-4, floor-to-ceiling height of entry should be no less than 15'.</i>				
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. <i>Through effective screening and/or fixture shield detail, insure that garage lighting will not be visible from surrounding streets. Provide details.</i>				√
B19 Mitigate noise pollution. <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). <i>Address tower floor plate to comply with 60-foot distance requirement with adjacent buildings.</i>		√		
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).	√			

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. <i>Provide north pedestal façade elevation detail, indicating cladding with photo examples.</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 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. Provide building sustainability program narrative.				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Incorporate indication of pedestrian building entrance in pedestal north façade composition.	√			
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.			√	
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.			√	
SF8	Encourage well-designed night lighting solutions. Provide nighttime rendered perspectives.				√

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.	√			
2B	Encourage maximum building height of 30 floors.	√			
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.				√
Tower guidelines: Non-residential: preferred 32,000GSF floorplate max. Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max.		√			

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.)	√			
T3	Encourage pedestrian connections to transit stops and bike parking. Consult with Transportation and Mobility (TAM).				√
T4	Encourage bike connections to transit stops and bike parking. Consult with Transportation and Mobility (TAM).				√
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.				√
T6	Incorporate Transportation Demand Management (TDM).			√	
	Encourage carpooling or vanpooling.			√	
	Encourage car or bike sharing. Consider installation of a B-cycle bike share station as an amenity for residents and visitors.				√
	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.)				√
T8	Encourage green buildings, green site design and green infrastructure. Provide building sustainability program narrative.				√
T9	Create attractive, active and safe multimodal systems.			√	
COMMENTS					
1.					

CITY OF FORT LAUDERDALE DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number: DRT 19011
Project Name: 808 SE 4th
Project Address: 808 SE 4th Street

Zoning District: RAC-EMU
Character Area: Near Downtown
Date of Review: 8-15-19

STREET DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation			√	
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk			√	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide			√	
S4	Discourage right turn lanes			√	
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets.				√
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development			√	

STREET DESIGN EXAMPLES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Andrews Avenue				√	
SE 3 rd Avenue				√	
SW 5 th Avenue				√	
Local Streets Leading to the River				√	
SW 6 th Street between SW 4 th Avenue and Andrews Avenue				√	
SW 7 th / 4 th Avenue				√	
FEC Railway South of the River				√	

BUILDING DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only)			√	
B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river			√	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge	√			
B4	Along SW 6th Street (between SW 4th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area			√	
B5	Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers			√	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses			√	
B7	Encourage active uses facing all public parks and public spaces	√			
B8	Encourage courtyards surrounded by active uses for buildings facing SW 6th Street			√	
B9	Encourage loading, building service, and parking access via alleys, wherever possible			√	
B10	Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels		√		
B11	Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus			√	
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less			√	
B13	Parking garage and service access entrances are discouraged along public parks			√	
B14	Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs			√	

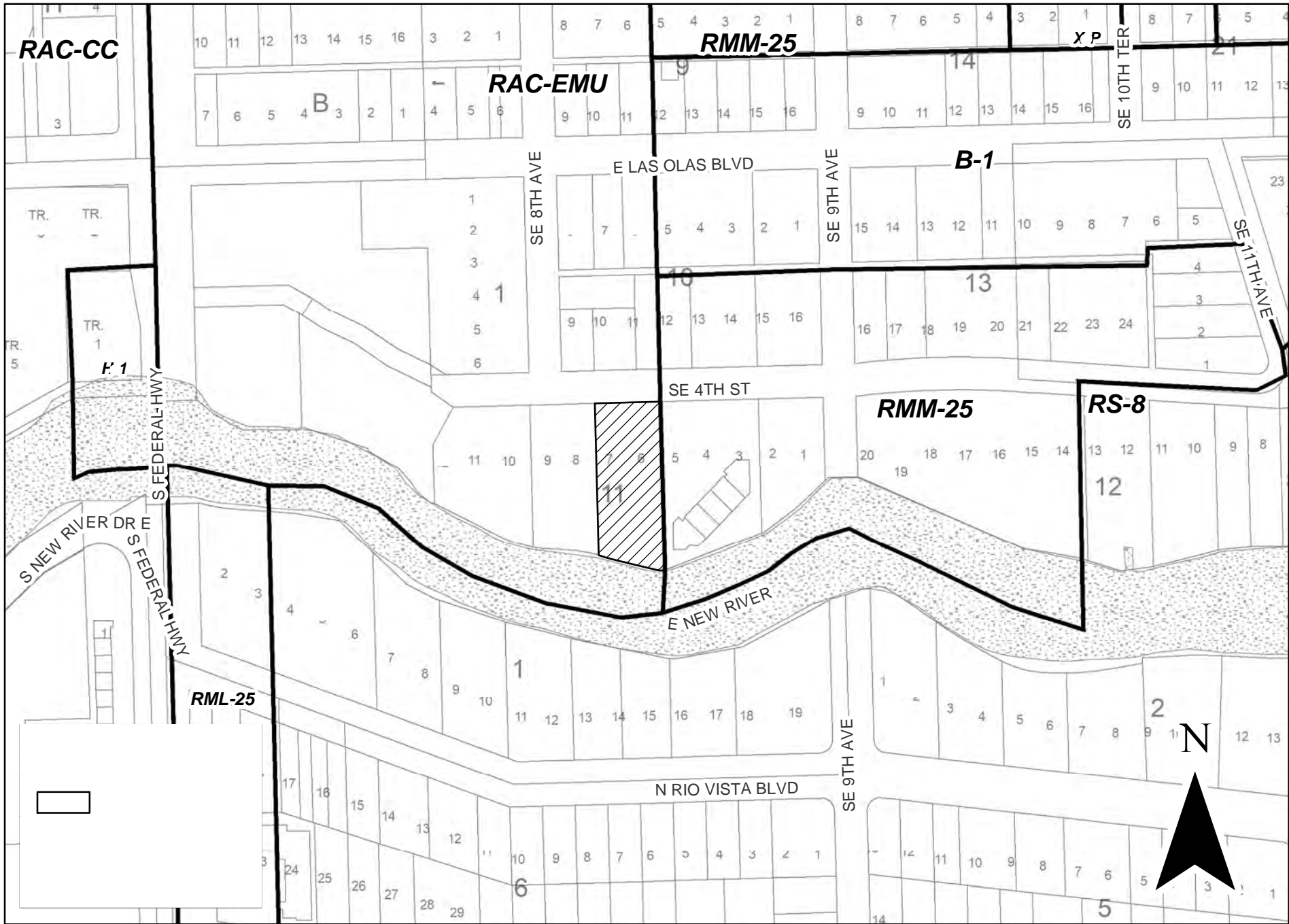
BUILDING DESIGN GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B15 Discourage surface parking lots with more than 10 spaces within 200' of the river's edge			√	

ACTIVE BUILDING PROGRAM ALONG THE RIVER	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			√	
New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			√	
Existing building on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.			√	
New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk.			√	

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Accessory structures are generally allowed in Areas 1, 2, 3 and 4, however, they are not allowed where Riverwalk is less than 20' wide			√	
Structures must be directly adjacent to river's edge			√	
Structures shall not block major view corridors			√	
The min. distance between any two structures is 250' in Zone 3, and 500' in Zones 1, 2 and 4			√	
The max. Floor Area of any structure is 1,000 sf in Zone 3, and 2,500 sf in Zone 1, 2, and 4			√	
The Max. Height of accessory structures is 15'			√	
Accessory structures are allowed to project over the river on a case-by-case basis			√	
Structures shall allow minimum clear pedestrian path width of 18' to riverfront buildings			√	

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
N/A				

CHARACTER AREA GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
5-A <i>Minimum 30' stepback is required fronting river.</i>		√		



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