



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 26, 2019

**APPLICANT /
PROPERTY OWNER:** Searstown Warehouse, LLC.

AGENT: Stephanie Toothaker, Esq. PA

PROJECT NAME: Flagler Creative

CASE NUMBER: PLN-SITE-19100020

REQUEST: Site Plan Level II Review: 316 Multi-Family Residential Units, 15,668 Square Feet Retail in Downtown Regional Activity Center

LOCATION: 818 NE 4th Avenue

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

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

CASE PLANNER: Linda Mia Franco



Case Number: PLN-SITE-19100020

CASE COMMENTS:

- 1) Indicate Building Type.
- 2) Describe Sprinkler provision.
- 3) Indicate Fair Housing provisions.
- 4) Provide all compliant egress components on the plan.

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.



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CASE COMMENTS:

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

1. 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. Discuss status of existing encumbrances such as easements (including whether public or private) shown on Survey such as the 12' Utility easement. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
4. 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.
5. 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.
6. 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.
7. 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.
8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development.



Also, at 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. 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.
10. Provide and label typical roadway cross-sections for the proposed development side of NE 4th Avenue, and NE 5th Avenue: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
11. Identify what appear to be proposed building overhangs 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.
12. 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.
13. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the 2 Type II loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
14. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
15. 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.
16. 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 loaded 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 to discuss proposed scope of closure within City Right-of-Way.

17. Pedestrian lighting along City Right-of-Way, 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.
18. 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.
19. 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).
20. Proposed domestic meter should be located above ground. Minimize number of lateral connections to sanitary sewer. Sanitary sewer clean out must be provided 2.5-ft into right-of-way at property line per City standards.
21. 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.
 - 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.
22. 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. 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.

23. 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.
24. 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.
25. 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.
26. 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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
27. 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.
28. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
29. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

Please provide a response to the following:

1. 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.

2. 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.
3. Please shift the well number 4 west ward that a small maturing canopy tree may be proposed between the sidewalk and structure.
4. Along NE 4th AVE there is an existing water line, proposed Oak trees require a minimum of 7 feet horizontal clearance. Please adjust the Oak trees for the minimum horizontal clearance and provide root-barrier one foot from the utility. Please provide root-barriers for other underground utilities that are within 10 feet of the proposed large maturing shade trees.
5. It is noticed that there is no proposed drainage for the street parking stalls. Please verify with the Engineering Department if a drainage system will be required.
6. Additional comments may be forthcoming upon next review.

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. 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 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 viewpoint 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 childproof 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 area unless their duties require it.
14. 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. None



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CASE COMMENTS:

1. Continue coordinating with Transportation & Mobility on the parking reduction study and request.
2. The City of Fort Lauderdale TOD guidelines have not been adopted. The application will need to apply for a parking reduction, the TOD guidelines can be used as justification for the parking reduction request.
3. In the parking data table list the amount of compact parking and regular sized parking being provided in the parking garage. The amount of compact parking spaces being proposed shall not exceed twenty percent (20%) of the total number of provided parking spaces.
4. Dimension the compact parking spaces. Compact parking spaces must measure out to be eight (8) feet, eight (8) inches in stall width by sixteen (16) feet in length.
5. Ensure sidewalk is a minimum of 7 feet wide on **NE 5th Ave**. 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.
6. Ensure sidewalk is a minimum of 7 feet wide on **NE 4th Ave**. 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.
7. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
8. Continue the concrete sidewalk through the driveway.
9. Provide a light pole detail for the pedestrian lighting being proposed.
10. Ensure that the travel lanes on NE 4th Ave and NE 5th Ave will remain a minimum 10 feet wide. Provide a cross section detail depicting the above.
11. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
12. 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.
13. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.



14. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.
15. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
16. Additional comments may be provided upon further review.
17. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The 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 Jean-Paul Perez at JPPerez@broward.org / tel: 954-357-6637 or Karina Daluz kdaluz@broward.org / tel: 954-357-6623 at the Broward County Planning and Development Division to ensure the proposed plat note language meets County standards. Please provide a written response from the County.
5. Development applications requesting residential dwelling units in the Downtown Regional Activity Center (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 RAC units and flex units. Staff will advise the applicant on the status of unit allocation during the DRC approval process.
6. 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.
7. 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.



8. 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>

Site Plan/Elevations:

9. Sheet C0, Site Data:
- Provide breakdown of open space of required versus proposed. There are two rows depicting ground level space and amenity decks. Ground level space should be separated from upper floor amenity decks/open space.
 - Provide required and provided floorplate size, please coordinate plans and narratives to correlate.
 - Indicate podium step-back and tower separation dimensions on site data table and elevations from each property line.
10. Sheet A-3.1, Ground Floor Plan:
- Although some open space is provided, it is discontinuous and inefficient in contributing to the public realm. Consider consolidating open space to create more meaningful, pedestrian-friendly space mixed with complementary landscape to create a functional urban plaza.
 - Re-orient and integrate tower building placement with the parking garage structure so that the parking garage incorporates habitable liner uses, concealing an eight-level public-facing wall along NE 5th Avenue. In addition, this will also address the façade design as it relates to interior units facing the garage. The units have only an eight-foot separation along the second through seventh floors, creating a tunnel effect without proper air and light to the units.
 - Sheet A-3.4, clarify what the common kitchen between units E is for. Is this a separate unit type?
 - Reduce the number of vehicular and pedestrian conflicts by eliminating the loading bay area and integrating it with the drop off/service area to the north. The area can be redesigned for added active uses.
11. Elevations:
- Provide building setbacks as required in the Near Downtown Character Area.
 - Provide details, dimensions and sections of materials and artwork for proposed design shown on rendering, sheet A6.1. Consider local artists and additional design elements to address the blank wall until time of future redevelopment.
 - Provide elevations and sections of rooftop mechanical screening.
12. Provide the following changes on perspectives:
- Accurately depict cladding materials and details.
 - Provide perspectives from a pedestrian ground-level view to depict streetscape experience along the perimeters of the project, including public realm experience at plazas, courtyard, etc.
 - Provide all 3-D renderings in accurate context of surrounding conditions.
13. Provide letters of no objection from utility companies. To avoid conflicts with DMP streetscape design, notify engineering and planning representatives of any conflicts or objections as soon as possible.



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. See Downtown Master Plan Design Review Team (DRT) comments attached for further detail on review of plans and elevations. The intent of the following Downtown Master Plan guidelines are not met. Specifically, please address the following guidelines:
 - B9 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;

 - 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;

For Near Downtown character area north of 8th Street, expressive tops are preferred for towers 27 stories and above.

 - 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;

 - 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;

 - T5 Encourage structured parking with screening or liner building if parking provided.

16. 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.

17. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. 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.

- b. 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@browardbcycle.com. Broward B-cycle now also offers electric-powered bikes.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

18. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
19. Provide a written response to all DRC comments within 180 days.
20. An 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, Linda Mia Franco, AICP via email (lfranco@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
21. Additional comments may be forthcoming at the DRC meeting.

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

Case Number:	PLN-DRT-19100004	Zoning District:	RAC-UV
Project Name:	Flagler Creative	Character Area:	Near Downtown
Project Address:	818 NE 4 th Avenue	Date of Review:	11-18-19

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.	√			
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).</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.	√			
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.	√			
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. <i>Consider reducing number of curb cuts through consolidation and/or internalization.</i>				√
S13 Encourage reduced lane widths on all streets.	√			
S14 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.	√			
S15 Encourage reduced design speeds on all RAC streets (15 – 40 mph).	√			
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, notify 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'. <i>Revise site data table to list required dimensions as well as what is proposed.</i> <i>Redesign 'lawn areas' as outdoor rooms, rather than merely ornamental landscapes and provide activation.</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). <i>Provide dimensions tower plate plans and indicate on site data table.</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 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. <i>Consider reducing number of curb cuts through consolidation and/or internalization.</i>				√
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. <i>East facade does not meet intent.</i> <i>A liner of habitable residential, office, or hotel uses should be incorporated along the building façade facing NE 5th Avenue. Re-orient tower placement as necessary.</i>		√		
B10 Encourage main pedestrian entrance to face street. <i>As projecting cantilever demarks main lobby entrance, the small lobby space fronting the street is not necessary. However walkway to main lobby should be widened to a minimum 7 feet.</i>		√		

B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. Small lobby space fronting street would provide more activation if it was retail space with a corner entrance.				√
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. Through effective screening and/or fixture shield detail, insure that garage lighting will not be visible from surrounding streets. Provide details.				√
B19	Mitigate noise pollution. 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.				√
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). Provide tower separation and podium step-back dimensions on plans and elevations, and indicate on site data table.				√
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. <i>For Near Downtown character area north of 8th Street, expressive tops are preferred for towers 27 stories and above.</i>		√		
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 elevation details indicating cladding materials of first two floors and include photographic 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. <i>A liner of habitable residential, office, or hotel uses should be incorporated along the building façade facing NE 5th Avenue. Re-orient tower placement as necessary.</i> <i>Provide details, dimensions and sections of materials and artwork for proposed design shown on rendering, sheet A6.1. Consider local artists and additional design elements to address the blank wall until time of future redevelopment.</i>				√
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.	√			
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.				√

See Q3.				
Encouraged: metal, stone, glass, concrete, plaster				
Discouraged: plywood sheathing, vinyl / aluminum siding, EIFS				
SF4 Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Show ground level sections for all spaces facing public streets and dimension floor-to-ceiling heights.	√			
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. A liner of habitable residential, office, or hotel uses should be incorporated along the building façade facing NE 5th Avenue. Re-orient tower placement as necessary.				√
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: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max. See B5.				√

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. A liner of habitable residential, office, or hotel uses should be incorporated along the building façade facing NE 5th Avenue. Re-orient tower placement as necessary. Provide details, dimensions and sections of materials and artwork for proposed design shown on rendering, sheet A6.1. Consider local artists and additional design elements to address the blank wall until time of future redevelopment.			√	
	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 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.	√			
T9	Create attractive, active and safe multimodal systems.			√	
COMMENTS					
1	Additional Follow-up is necessary to review design changes as outlined in the comments.				
2					



PLN-PLAT-19100020

