



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** December 14, 2021

**PROPERTY OWNER:** 200 Third, LLC.

**APPLICANT/AGENT:** Andrew Schein, Lochrie & Chakas, P.A.

**PROJECT NAME:** 200 Third

**CASE NUMBER:** UDP-S21048

**REQUEST:** Site Plan Level II Review: 388 Multifamily Residential Units and 2,300 Square Feet of Commercial Use in the Downtown Regional Activity Center

**LOCATION:** 200 NE 3rd Street

**ZONING:** Regional Activity Center – City Center District (RAC-CC)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Lorraine Tappen

**Case Number: UDP-S21048**

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per the 2020 FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per FBC
8. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
9. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
10. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code
11. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
12. Show that the separation between the exit access stairways meet the requirements of sections 1007 and 403.5 of the 2020 FBC.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

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

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

1. On December 31<sup>st</sup>, 2020 the 7<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>



**Case Number: UDP-S21048**

**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 permanent Right-of-Way and/or Sidewalk Easement as appropriate along south side of NE 3<sup>rd</sup> Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show/label delineation in the plans.
- b. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); Clearly show/label delineation in the plans as appropriate. Ensure the plan depicts sufficient area for the installation of a water meter vault as required for 4-inch water meter tap. In addition, the utility easement shall not include above and below ground obstructions (landscaping, building structure or other utilities such as backflow, fire line, etc.) will not be allow within the requested easement area that would conflict with City Maintenance access. Investigate relocating the utilities (water, sewer, and stormwater) to minimize onsite and offsite conflicts.

**CASE COMMENTS:**

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

1. The site and civil plans shall be revised to propose safe and adequate (i.e., ADA compliant) pedestrian access from the proposed on-street parking spaces along NE 3<sup>rd</sup> Street to the proposed sidewalk. Update the plans and cross sections accordingly.
2. Coordinate with TAM to ensure that the reduction of the eastbound travel lane width from 14 feet to 10 feet is adequate for this section of NE 3<sup>rd</sup> Street.
  - a. Please provide justification that supports raising the sidewalk path adjacent to the development as opposed to maintaining a ground level sidewalk (while meeting ADA guidelines) and allowing the pedestrian transition path to the building to occur within the limits of the development.
3. Provide disposition of existing utility poles located along NE 3<sup>rd</sup> Street that encroach within the proposed development. Ensure that any poles to remain along NE 3<sup>rd</sup> Street does not conflict with the sidewalk clear path.
4. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Landscape Plans: intersections of driveways with streets (10' measured from intersection point of pavement edges).
  - a. Verify and ensure that adequate sight distance is provided for vehicles exiting onto NE 3<sup>rd</sup> Street from the development. In addition, refer to FDOT Design Manual Table 212.11.2 for Parking Restrictions for Driveways and Intersections to ensure adequate distance between the driveway and on-street parking area.



5. Verify if the intent to designate the alley as 1-way (eastbound) vehicular access. Written permission from each adjacent property owner along the 10' alley to designate the alley as 1-way vehicular access.
  - a. Mitigate any drainage concerns along the improved 10' Alley (fronting proposed development) per Public Works standards due to the increased impervious area.
  - b. Verify truck access is being allowed to and from the improved alley. Show truck turning movement as applicable.
6. 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.
7. For all levels in the parking garage:
  - a. Dimension areas including drive aisle widths, typical parking stall width/depth, and ramp slopes.
  - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
  - c. 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.
  - d. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
8. 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 and the 100-year, 3-day storm events are 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.
9. Drainage system design shall consider accessibility for maintenance and or repairs. Please provide reasonable assurances that the drainage system (including well, exfiltration trenches and catch basins) located beneath building structure will be able to be effectively be maintained. Please provide at a minimum:
  - a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed storage system will not undermine the structural components of the garage.
  - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
  - c. A detailed plan of how the system will be replaced in the event of failure.
10. Proposed trees shall be installed a minimum of 4 feet behind proposed curbs (from curb face) when adjacent to travel lanes and a minimum of 6 feet away from adjacent travel lanes when no curb is present.



11. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, 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 [djirisgen@fortlauderdale.gov](mailto:djirisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.

12. 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.
13. 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.
14. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at:  
<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
15. Conceptual Paving, Grading, and Drainage:
  - a. 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.
    - i. Provide proper drainage for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
    - ii. If exfiltration trench is proposed, provide a drainage inlet (per City standard details and specifications) on each end of exfiltration trench system located within City Right-of-Way.
  - b. 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 water quality, and the 10-year/1-day storm event drainage criteria).



- c. 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.
16. 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.
17. Advisory: 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.
18. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
19. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.





**Case Number: UDP-S21048**

**CASE COMMENTS:**

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site.
2. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
3. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
4. Flowering trees require a minimum 7.5 feet horizontal clearance from a structure and to grow in their natural form. As it appears the Japanese Blueberry trees are proposed adjacent to the structure and would need to be maintained by means of shape pruning. Please explain the intent use of the Japanese Blueberry trees.
5. Please provide minimum canopy height clearance for street trees within the plant schedule.
6. With the proposed location of the fire hydrant and the clear zone shown within the detail, appears to create a conflict with the street tree. Please relocate the fire hydrant as not to have a conflict with the streetscape. Please verify with city Fire Plans Examiner if the clear zone may be reduced as to that shown within the fire hydrant detail and provide their response.
7. The exfiltration utility encroaching into the landscape area of the bulb-out is in conflict with horizontal requirements. Please investigate an alternative utility design adjacent to this tree island. A thought, if it were possible to not have the exfiltration trench just the connecting pipe outside of the tree island's curbing with the root barrier along the inside of the curb could this be a solution? In regards to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows: "The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. "
8. The proposed on site exfiltration trench and injection well is in conflict with the root development area for the street trees. Please design the system as not to be in conflict with the use of the Structural soil and or soil cell product to allow root development area under the paved areas for the street trees. Please show hatched area on Landscape, Site and Civil plans of the product for root development under paved areas.
9. Please provide an overlay sheet delineating open space and landscape as to Section 47-13.20.E.2.



10. It was mentioned during city staff meeting that the connectivity of the sidewalks be proposed in a way that future neighboring developments will be able to have a smooth transition of their sidewalk to this site's sidewalk. It was also mentioned that the proposed utilities may be in conflict with the clear path of the sidewalk that a redesign should be investigated and provided.
11. Additional comments may be forthcoming prior to DRC sign off.

### **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 Department's 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.



**Case Number: UDP-S21048**

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, and common areas. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the parking garage, pool/fitness center, and common areas. These should be easily identifiable and accessible.
10. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



**Case Number: UDP-S21048**

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. 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).
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
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 [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

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

1. None



**Case Number: UDP-S21048**

**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. 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. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
7. Staircase access shall be placed behind sidewalk and in private property.
8. The city reserves the right to meter on street parking stalls in the public right of way at any time.
9. Lane width reduction shall be continuous from intersection to intersection.
10. Intersection offset analysis shall be provided.
11. Additional comments may be provided upon further review.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



- 
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



**Case Number: UDP-S21048**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
- 3) Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unified flex unit availability at the time of DRC approval, and remaining available unified flex units will be allocated at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from the Downtown RAC unit pool, such units shall be allocated first before the allocation of unified flex units. Staff will advise the applicant on the status of these units during the DRC approval process.
- 4) The project is subject to either: (1) a 30-day review period by the City Commission, or (2) approval by the City Commission for proposed deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
- 5) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
- 6) 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 this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 7) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating



that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC.

- 8) Update Cover Sheet to include an Index of plans submitted including sheet name and number. Also, Location map including section, township and range.
- 9) The project does not meet certain Downtown RAC dimensional requirements and Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. If the applicant is proposing to deviate from such, the applicant must identify alternative design solutions which demonstrate and maintain the overall design intent. Applications proposing alternate design solutions are subject to City Commission approval. Staff has commented below under the applicable category and has provided images to assist the applicant.

#### Principles of Street Design

- a. S7 and S8 - provide dimensions on site plan and landscape plan showing spacing and horizontal clearance of trees.
- b. S11 – Provide the dimension of curb radius on NE 3<sup>rd</sup> Street with maximum 15 feet.
- c. S16 – provide correspondence with FPL.

#### Principles of Building Design

- d. ULDR B7 - Where towers are located on streets < or = 60 feet, provide increased stepbacks from the 'shoulder' at 30 feet to reduce the impact on the street.
- e. B12 - Provide additional pedestrian shading devices of various types at the ground level to enhance the pedestrian experience and create a better continuity of shading along the street.
- f. B20 - Vertical open space between towers. Maintain 60-foot vertical open space between towers (30 feet minimum on subject property if adjacent to abutting lot under separate ownership).

#### Quality of Architecture

- g. Q3 - Increase the variety of high-quality materials. Emphasize detailing and durability for the first floor and the podium. Use creative methods to decrease visual impact of the height of the podium.

#### Storefronts

- h. SF6 – Incorporate shading devices (minimum 5-foot depth.) (See comment B12).

#### TOD Guidelines

- i. T5 - Encourage structured parking with screening or liner building if parking provided. Clarify if lighting on façade of garage and transparency of parking panels. If so, provide a lighting diagram showing the specific details.
- 10) Provide the following changes on site plan:
    - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
    - b. Indicate Location of light poles.
    - c. Review CPTED principles and re-evaluate location of doorway to stairwell on both site plan and illustrative plan.
    - d. Clarify if fence is remaining as shown on the illustrative site plan.
  - 11) It is recommended the following pedestrian and bicycle-related comments be addressed:
    - a. Consider CPTED principals and relocating access to bicycle and scooter parking and access from alley.
    - b. Provide pedestrian level perspective of rear of the building.





- c. Provide bicycle parking 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; and
  - d. 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/>.
- 12) Provide the changes on the elevations:
- a. Provide building height and height of each floor.
  - b. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.
  - c. Provide west, north and south elevations with dimension of tower setback from the edge of the podium, setback from the property line and dimension of balcony encroachment in setback.
  - d. Dimension of balconies (and floorplan). Balconies cannot extend further than three feet into setback.
  - e. Depict adjacent, existing properties. Ensure renderings accurately reflect the project design as well as the mass, scale and shape of existing structures.
  - f. Indicate materials to used.
  - g. Include specifications, and/or photographic examples of proposed materials.
  - h. It is recommended the parking garage is lined with habitable space. Where liners are not possible, ensure screening is made of high-quality, durable materials. Parking garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details.
  - i. Clarify grade change as shown on west and east elevation.
- 13) Provide clear image/details of garage screening of openings and light fixture shields and cross-sections. Ensure screening adequately blocks out light and noise pollution.
- 14) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14.
- 15) Indicate lighting poles on site plan and landscape plan, and clarify height. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14)
- 16) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a. Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
  - c. Provide screening product material including images or pictures of actual application of such.
- 17) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materials
- Please note any proposed signs will require a separate permit application.
- 18) The submission of a construction staging plan is encouraged, which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic



circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.

- 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.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

- 20) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 21) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.
- 22) 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.
- 23) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
- 24) Provide a written response to all Development Review Committee comments.
- 25) Additional comments may be forthcoming at the Development Review Committee meeting.



# DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

**BACKGROUND INFORMATION:** The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

<b>CASE NUMBER:</b>	<b>UDP-DRT21016</b>	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	200 THIRD	
<b>PROJECT ADDRESS:</b>	200 NE 3 <sup>rd</sup> Street	
<b>REVIEW DATE:</b>	12/6/2021	
<b>CASE PLANNER:</b>	Lorraine Tappen	
<b>CONTACT INFORMATION:</b>	LTappen@fortlauderdale.gov	

**INSTRUCTIONS:** Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. <b>Comment:</b>	x			
S2	Utilize Traffic Calming rather than blocking streets.			x	
S3	Maximize on-street parking except on major arterials.	x			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			x	
S5	Maximize street trees on all Downtown Streets.	x			
S6	Encourage location of primary row of street trees between sidewalk and street.	x			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.				Provide dimensions on plans
S8	Minimum horizontal clearance (from building face) for trees:  Palms – 6 feet; Shade trees – 12 feet				Provide dimensions on plans
S9	Encourage shade trees along streets, palm trees to mark intersections.	x			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			x	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.				More information needed
S12	Discourage curb cuts on "primary" streets.	x			
S13	Encourage reduced lane widths on all streets.			x	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			x	
<b>S15 *ULDR*</b>	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	x			
S16	Bury all power lines in the Downtown Area.				Provide correspondence with FPL
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	x			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	x			
<b>B3 *ULDR*</b>	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	x			



B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	x			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area	x			
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			x	
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.		x		
B8	Surface parking: discourage frontage and access along 'primary' street.			x	
B9	Parking garages: encourage access from secondary streets and alleys.			x	
B10	Encourage main pedestrian entrance to face street.	x			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	x			
B12	Encourage pedestrian shading devices of various types.		x		
B13	Encourage balconies and bay windows to animate residential building facades.	x			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			x	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor	x			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			x	
B17	Discourage development above right-of-way (air rights).			x	
B18	Mitigate light pollution.				More information needed.
B19	Mitigate noise pollution.				More information needed.
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.		x		Need to request waiver for distance from balconies to property line.
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.		x		
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			x	
B23	Avoid drive-thrus in the wrong places.			x	
B14	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).				More information needed.
<b>QUALITY OF ARCHITECTURE</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.	x			
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.	x			
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors		x		Is there lighting on garage? Show transparency of parking panels.
Q4	Respect for Historic Buildings			x	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored		x		



Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.	x			
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.		x		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	x			
<b>STOREFRONTS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	x			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.			x	
SF3	Encourage durable materials for ground floor retail and cultural uses.				More information needed.
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	x			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	x			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).		x		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls			x	
SF8	Encourage well-designed night lighting solutions				More information needed,

**INSTRUCTIONS:** Choose applicable character area:

<b>CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>1A *ULDR*</b>	Frame street with appropriate streetwall height: Shoulder: 9 floors max	x			
<b>1B *ULDR*</b>	Signature Tower: Special architectural design encouraged for buildings over 37 floors.	x			
<b>1C *ULDR*</b>	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.	x			
<b>TOD GUIDELINES (GENERAL APPLICABILITY)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
T2	Discourage land uses that are incompatible with transit and walkability.	x			
T3	Encourage pedestrian connections to transit stops and bike parking.			x	
T4	Encourage bike connections to transit stops and bike parking.			x	
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot.				Provide more details on garage screening.




	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) including but not limited to encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				More information needed.
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.			x	
T8	Encourage green buildings, green site design and green infrastructure.				More information needed.
T9	Create attractive, active and safe multimodal systems.			x	





**LEGEND**

 Subject Site

**UDP-S21048 - 200 Third**

