



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 14, 2021

PROPERTY OWNER: FTL/AD, LTD.

APPLICANT/AGENT: Stephanie Toothaker, Toothaker.org

PROJECT NAME: 300 W. Broward

CASE NUMBER: UDP-S21052

REQUEST: Site Plan Level II Review: 956 Multifamily Residential Units, 23,752 Square Feet of Commercial Use with associated Parking Reduction Request in the Downtown Regional Activity Center

LOCATION: 300 W. Broward Blvd.

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S21052

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 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 FBC Accessibility volume.
9. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
10. Specify the Florida Building Code 7th edition on plan for the proposed development per FBC 101.2.1
11. Show that the wall openings on the East and West Elevations meet the requirements of Table 705.8 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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: UDP-S21052

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 copy of Pre-application meeting memorandum with Florida Department of Transportation (FDOT), and provide written documentation from FDOT that they concur with the following:
 - i. Close proximity of proposed SW 4th Ave driveway access from State Road 842/W Broward Blvd intersection, considering traffic generated from proposed 1,031 on-site parking spaces.
 - ii. Potential proposed building (balcony or other) overhang into FDOT 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of State Road 842/ W Broward Blvd & SW 3rd Ave intersection (near northeast corner of proposed development).
 - iii. Proposed building (balcony or other) overhang into FDOT Sidewalk Easement along south side of State Road 842/W Broward Blvd.
- b. Coordinate with FDOT if corner chord Right-of-Way dedication or permanent Right-of-Way Easement will be required on southeast corner of State Road 842/W Broward Blvd & SW 4th Ave intersection (near northwest corner of proposed development) per ULDR Section 47-24.5.D.p, in addition to the existing Right-of-Way Easement (per O.R.B. 18910, Page 155) depicted on the ALTA/NSPS Land Title Survey; show/label delineation in the plans. If so, confirm with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required, and provide written documentation.
- c. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of State Road 842/W Broward Blvd & SW 3rd Ave intersection (near northeast corner of proposed development, and coordinate with FDOT) per ULDR Section 47-24.5.D.p; show/label delineation in the plans. Confirm with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required, and provide written documentation.
- d. Provide permanent Sidewalk Easement as appropriate along south side of State Road 842/W Broward Blvd to accommodate portion of public pedestrian clear path that may be located beyond existing Right-of-Way; show/label delineation in the plans. Coordinate minimum required sidewalk width with FDOT, City Urban Design & Planning (i.e. Case Planner) and Transportation & Mobility (TAM) staffs.
- e. Provide permanent Sidewalk Easement as appropriate along east side of SW 4th Ave to accommodate portion of public pedestrian clear path (coordinate minimum required width with City UD&P and TAM staffs) that may be located beyond existing Right-of-Way (per City's Downtown Master Plan guidelines); show/label delineation in the plans.
- f. Provide permanent Sidewalk Easement as appropriate along west side of SW 3rd Ave to accommodate portion of public pedestrian clear path (coordinate minimum required width with City UD&P and TAM staffs) that may be located beyond existing Right-of-Way (per City's Downtown Master Plan guidelines); show/label delineation in the plans.
- g. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show/label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. The corresponding Utility Easement Vacation application (UDP-EV21010) shall be approved by City Commission prior to Final DRC Sign-off. Depict the limits of the utility easement vacation on site plan.



2. Provide a property survey that is 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.
 - a. Provide a PDF copy of all recorded documents (i.e. easements, dedications, agreements, vacations, etc.).
 - b. Provide spot elevations at property corners and along property lines (50' max. interval).
3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: Right of Way Easement per O.R.B. 18910, Page 155, Utility Easement per O.R.B. 19157, Page 251, and 6' FP&L Easement per O.R.B. 1617, Pages 396 & 397 BCR.
4. Provide disposition of existing utilities on-site and within the adjacent Right-of-Way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/be relocated/removed). 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.
 - a. Provide proposed relocation plan for existing high-voltage FPL power lines that run north-south through the middle of the proposed development. In addition to FPL Easement Exhibit (i.e. Sheet X1) provided that depicts a proposed 15' Utility Easement (FPL) along the west property boundary (i.e. east Right-of-Way boundary of adjacent SW 4th Ave), demonstrate the overall routing of the existing high-voltage FPL power lines around the proposed development.
 - b. Existing power poles/power lines within the adjacent SW 4th Ave Right-of-Way, due to the proposed relocation of FPL infrastructure from the 14' Utility Easement (that is proposed to be vacated).
 - c. Existing power pole/power lines within adjacent SW 3rd Ave Right-of-Way.
 - d. Existing decorative solar light poles within the adjacent SW 3rd Ave Right-of-Way.
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition with the existing condition (on-site and off-site).
6. Sheet C0 (Site Plan):
 - a. Confirm with UD&P Case Planner and TAM staff that the minimum clear widths provided for public pedestrian sidewalk access within the adjacent public Right-of-Way (and proposed Sidewalk Easements) meet the requirements for this project.
 - b. Confirm with UD&P Case Planner that the proposed development is located within a commercial zoning district, that allows up to 20% of required parking spaces to be compact parking spaces (per ULDR Section 47-20.11.B.1).
 - c. Confirm that number of parking stalls depicted in Parking Garage Data table is consistent with the number of stalls labeled on each of the Parking Levels (i.e. Sheet D.5/Parking Level 2 Floor Plan thru Sheet D.13/Parking Level 10 Floor Plan).
7. For vehicles that exit the 'Garage Entrance' to SW 4th Ave and exit the 'Vehicle Entrance' to SW 3rd Ave, please confirm that proposed on-street parallel parking stalls along adjacent SW 4th Ave and SW 3rd Ave don't encroach within Table 212.11.2 (Parking Restrictions for Driveways and Intersections) criteria from 2021 FDOT Design Manual, Section '212 Intersections', which can be accessed per FDOT's website: <https://www.fdot.gov/roadway/fdm/default.shtm>.
8. Coordinate with TAM staff regarding mitigation for permanent removal of 9 existing metered parking stalls (6 for vehicles plus 3 for motorcycles) located within the adjacent SW 3rd Ave Right-of-Way.



9. Sheets D.3 (Ground Level Floor Plan) thru D.13 (Parking Level 10 Floor Plan):
 - a. Label length for each Speed Ramp, so that the vertical differential between bottom and top of each drive aisle ramp can be verified.
 - b. Label vertical clearance provided for each parking level.
 - c. Label location of ADA van-accessible parking stalls, and confirm that minimum required vertical clearances are provided to facilitate ingress/egress.

10. Sheets D.5 (Parking Level 2 Floor Plan) thru D.8 (Parking Level 5 Floor Plan): Near southwest corner of parking level within what appears to be a wide open drive aisle area, perhaps show additional diagonal striping to better delineate the intended drive aisle widths and to help navigate around the building columns (located within the wide open drivable area).

11. Sheet D.5 (Parking Level 2 Floor Plan): Confirm if there is a down ramp from this parking level (i.e. near east property boundary), since the level immediately below (i.e. Sheet D.4/Mezzanine Level Floor Plan) doesn't depict a connecting ramp. Please reconcile, and update plan as appropriate.

12. Sheets E.2 & E.3 (Building Elevations) and Sheets E.5 & E.6 (Building Sections):
 - a. Show and label boundaries for existing Right-of-Way, proposed Right-of-Way (if appropriate), Sidewalk Easements, Utility Easements, and horizontal building clearances as appropriate.
 - b. Graphically depict the proposed typical FPL pole location along west property boundary (i.e. adjacent SW 4th Ave) and south property boundary, and dimension the horizontal clearances to proposed building structure (including balcony and any other building overhangs).

13. Sheet C2 (Conceptual Paving, Grading, and Drainage Plan):
 - a. Along the proposed development frontage to SW 3rd Ave and SW 4th Ave, depict concrete valley gutter through the proposed driveway curb cuts (with transitions to/from 'Type F' curb & gutter as appropriate).
 - i. Provide minimum 0.3% longitudinal grade for proposed 'Type F' curb & gutter/concrete valley gutter along the adjacent SW 3rd Ave and SW 4th Ave, and label existing street cross-slopes at high points and low points (and in between as appropriate) to demonstrate harmonization with adjacent street grading.
 - ii. Near southeast corner of proposed development (along the adjacent SW 3rd Ave), demonstrate harmonization between proposed curb & gutter and existing curb & gutter, instead of the proposed 7' lateral offset separation shown.
 - iii. Near southeast corner of proposed development (along the adjacent SW 3rd Ave), the existing Catch Basin (i.e. Grate EL. 2.91) appears to convey street drainage via curb & gutter from the south, but the proposed relocated catch basin drainage structure may be too high to continue to convey this drainage flow, if proposed Grate EL. is to match existing RIM EL. 3.40. Please reconcile and updated plan as appropriate.
 - b. Provide and label typical sections along east property boundary (i.e. adjacent to SW 3rd Ave): at driveway access points, at on-street parallel parking lanes, and at landscape areas without on-street parallel parking lanes as appropriate.
 - c. Provide and label typical sections along west property boundary (i.e. adjacent to SW 4th Ave): at driveway access points and at landscape areas without on-street parallel parking lanes (in addition to Section A-A provided).
 - d. Provide and label typical section along south property boundary, to demonstrate harmonization with adjacent private property.
 - e. All Typical Sections – Show and label boundaries for existing Right-of-Way, proposed Right-of-Way (if appropriate), Sidewalk Easements, Utility Easements, and horizontal building clearances as appropriate. Label vertical clearance above public access sidewalks along State Road 842/W Broward Blvd, SW 3rd Ave, and SW 4th Ave if any building (balcony or other) overhang is proposed.



- f. Section B-B – Adjacent State Road 842/W Broward Blvd has existing 'Type F' curb & gutter, not 'Type D' curb as shown/labeled; please update plan as appropriate.
 - g. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - h. Depict proposed building doors and provide sufficient grades/details 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.
14. Continue concrete sidewalk across proposed driveway access points (i.e. Vehicle Entrance, Loading Zone, etc.) along the adjacent SW 3rd Ave, similar to proposed along the adjacent SW 4th Ave.
 15. Show/label truck turning template (including typical minimum centerline turning radius) for ingress/egress between loading zones and adjacent public Right-of-Way (i.e. SW 3rd Ave and SW 4th Ave) as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
 16. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
 17. Provide drainage calculations as per the standard SFWMD format, including the 25-Yr/3-Day and 100-Yr/3-Day design storms and Pre vs. Post maximum stage/storage computations for the project.
 - a. For the 25-Yr/3-Day storm event, please demonstrate that the Post-condition maximum stage/storage elevation is equal to or less than the Pre-condition, or otherwise depict the perimeter grade (including driveways) at or above the 25-Yr/3-Day design storm stage.
 - b. Demonstrate that the Post-condition 100-Yr/3-Day maximum stage/storage elevation is no higher than the FEMA Flood Maps/BFE Criteria for this project.
 18. 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.
 19. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing 20 Inch CAS sewer force main within adjacent NW 4th Ave Right-of-Way and existing 36 inch storm drain pipe within adjacent SW 3rd Ave Right-of-Way (per City Utility Atlas Maps). 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.
 20. Show/label FDOT sight triangle on Landscape Plan for SW 3rd Ave northbound vehicular approach to State Road 842/W Broward Blvd intersection.



21. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
22. 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.

Please provide a statement describing potential impacts to public right-of-way during construction of the development. This statement shall describe, but not limited to:

- Potential roadway and sidewalk closures, including phasing and duration.
- Use of pedestrian overhead canopy to maintain pedestrian travel.
- Impacts to public parking areas and parking arrangements for construction personnel.
- Crane operations
- Temporary occupancy of any City of Fort Lauderdale right-of-way needed for this project and the durations.
- Describe the construction impacts of the proposed design on the adjacent areas (right-of-way, properties, etc.) and the unique limitations of the site such as proximity to major roadways and waterways.

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. Please note that the following scenarios will warrant a Revocable License:

- Any detours to a direction of vehicular and/or pedestrian travel for more than 72 hours continuously.
- Any enclosure of the public right-of-way with fencing, barriers, or other devices for any period of time.
- Operation of any cranes in the right-of-way for more than 3 days.

23. 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.
24. 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.
25. Be advised that the A-7 sewer basin has been rehabilitated with liners to counteract inflow and infiltration. Therefore, all proposed laterals shall incorporate the use of LMK fittings and/or doghouse manholes (as applicable) and the plans shall be modified to include details of said fittings and manholes.



26. In addition to the above, please note that the southwestern most proposed sewer lateral is proposing to tap into the City's water main. Please modify the plan to show a connection to the sewer main.
27. For the design of the water and sewer main connections, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City as-builts. Be reminded that all city utility infrastructure (water, sewer, forcemain, and stormwater) shall be illustrated in the demolition, stormwater pollution prevention plan (SWPPP), landscape, and civil plans.
28. 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).
29. Please provide details of the proposed drainage improvements within the Right-of-Way. Not that the applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements during a 1-year warranty period, until accepted by the City's Public Works Department. Consequently, the plans shall be modified to state the above-referenced 1-year warranty period. Additionally, City standard details of the proposed drainage improvements shall be provided on the plans.
30. Note that a minimum of 5 feet (for small trees) and 10 feet (for large trees) of horizontal clearance horizontal separation is required between city utilities infrastructure and proposed trees (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.
31. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
32. 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. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site. Please provide a tree protection detail for those to be relocated. <https://www.fortlauderdale.gov/home/showpublisheddocument/6386/636590377255900000> this is a short cut to the city web page for a tree protection detail. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
2. Proposed streetscape along West Broward BLVD; while the city does look for opportunity for landscape area between the travel lane and pedestrian realm of the sidewalk. The requirements of the sight triangle are a physical conflict with the requirements of the city streetscape.
 - a. Please maintain the sidewalk adjacent to the travel lane and landscape area from the sidewalk to the structure.
 - b. Please provide sight triangles on Landscape plan.
 - c. Conflict of clear sight line and required streetscape requires the trees to be proposed outside the clear sight line of the sight triangle. Along with the use of the Royal palm street tree placed on 30 feet centers the city looks for shade trees to be proposed between each Royal palm. Horizontal clearance to the structure for shade trees within this zoning district is a minimum 12 feet.
 - d. In place of having a landscape strip while maintaining walkable pathway along West Broward BLVD, please investigate the use of an approved product for root development under the paved areas in conjunction with the street trees. With the use of Cathedral Oaks or other Oaks with the same growth characteristics the Department will support a horizontal clearance of 10 feet from the structure.
3. Please verify if any dedications are required along the right of ways adjacent to the site.
4. Clear path of the sidewalk is not to include the landscape area of the street trees located between the traffic area and public realm of the sidewalk.
 - a. Minimum landscape area for the planting pit is 5x5 feet, please show measured planting area pit and sidewalk width at these pinch points on Landscape and Civil plans.
5. Please provide an additional street tree adjacent to the area shown as a loading area in the northwest area of the site along SW 4th AVE. While the street trees are to be 20 feet centers if they are a little closer to the trees within the landscape areas of the bulb-outs or each other it is acceptable.
6. Within the bulb-out landscape area north side of the loading area on SW 4th AVE, please propose a cluster of single thin cane palms. The cluster would be of a minimum 3 canes, staggered heights with the shortest cane with a minimum 8 feet of wood. Being that there is an existing underground water main, the closest palm may be 3 feet from the utility with root barriers 1 foot off the utility.
7. Trees within the public realm of the sidewalk require a minimum 7 feet canopy height clearance, those encroaching a sight triangle require a minimum 8 feet when installed. Please indicate within plant list.



8. Design Guide Lines talk about overheads being relocated. The existing overheads along SW 4th AVE extending from the north side of Broward BLVD. and along this site would be placed as not to create conflict with the streetscape. From talking to city staff it was mentioned that the high tension FPL lines are proposed to be relocated to the west side of the development. With the existing overheads relocated and the high tension lines moved to this area it may be possible to propose medium size trees (on 20 feet centers) in place of the small maturing trees. Please investigate with FPL as to the use of the medium size trees adjacent to the high tension power lines and provide documentation as to the meeting and outcome.
9. Proposed underground utilities will need to be shifted out of landscape areas for streetscape. Please illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
10. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> this is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
11. 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.
 - a. The Structural soil product is not for use within the on street parking stalls. The soil cell product may be used within the on street parking stalls with approval from the Engineering Department.
 - b. Please provide root development product for the Live Oaks adjacent to the sidewalk that are within the bulb out landscape areas along SW 3rd AVE.
 12. Please provide an overlay sheet delineating the open space and at grade landscape demonstrating the requirements are being met.
 13. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12., please illustrate on Landscape plans.



14. 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.
 - a. Within the tree disposition sheet please correct the classification for tree number 808 Gumbo Limbo to a class "A" tree. Mitigation calculations will need amending as well.

15. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.

16. 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.



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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 viewport 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, mailroom, 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. Light reflective paint should be used in the parking garage to increase visibility and safety.
10. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
11. There should be childproof safety features to prevent unsupervised children access to the pool.
12. 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.
13. 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. 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. 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).
7. Solid waste collection shall be from a private loading dock.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Trash Room services will be handled by private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
11. Recommend trash chute accommodate recycling.
12. 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. 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-S21052

CASE COMMENTS:

1. Submit a traffic impact statement/Parking study 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. Illustrate clear sight triangle for the intersections and driveways.
3. Provide FDOT Pre application letter.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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. Provide Autoturn plans for garage ramps and access ways.
9. 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.
10. The applicant will be required to mitigate the loss of existing metered parking spaces that are lost due to the construction of this proposed development. Please coordinate with the Parking services manager Jeff Davis jedavis@fortlauderdale.gov 954-828-3797 on the appropriate mitigation cost for this development.
11. Please add the following note to site plan for the proposed drop off area in public right of way "None of the drop off areas are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count drop off areas towards their loading requirement; the drop of area may be removed or metered at any time for any reason and the City of Fort Lauderdale will not relocate displaced drop off area".



12. Provide offsite improvements plan/mitigation for proposed pedestrian and vehicular traffic generated by this development.
13. The city reserves the right to meter on street parking stalls in the public right of way at any time.
14. 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-S21052

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (Downtown RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Be advised that development applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability at the time of site plan approval on a first come, first served basis. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the DRC approval process.
4. This application is subject to approval by the City Commission for site specific design requests. The applicant will be required to submit a separate application to be placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk.
5. The project is subject to the requirements of 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.
6. 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](#)
7. Provide a construction staging plan 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 with the Transportation and Mobility Department.
8. There is an associated application, DRC Case No. UDP-E21010, requesting to vacate a north-south utility easement that bisects the site. The plan set lacks sufficient information on how the overhead utility lines will connect to the existing lines and continue southward nor does it contain information on how the lines



will be relocated across Broward Boulevard. More detailed information is needed including communication from FPL, a detailed relocation plan, cross sections drawings, and any other supporting documentation.

9. Update the site data information on Sheets C-0 to address the following:
 - a. Provide a breakdown on residential unit sizes for the project including number of bedrooms. Note, minimum unit size is 400 square feet;
 - b. Provide parking ratio calculations for the nonresidential use(s) as the site data table only indicates retail and no restaurant use; and
 - c. Expand the open space data to meet the requirements pursuant Section 47-13.20.E, clearly outlining the areas being calculated for open space. Staff recommends a separate sheet for open that would correlate with the data.
10. Sheets B.6 through B.10, Staff is unclear on the overall intent of the Project Diagram Sheets as the diagrams lack sufficient information or perhaps is missing certain details. Staff has identified specific issues below.
 - a. Sheet B.7, Drawing Items 2 and 3 appear to be the same but labeled differently. It is unclear how the project connects to the surrounding area. For example, the museum and playground are labeled but that is back of house activity and the playground is enclosed. In addition, "connection to Brightline" is identified without an understanding of what the proposed connection to the station is for this project, e.g. wider sidewalks, pedestrian crossings, etc. Further analysis and additional detail is needed.
 - b. Sheet B.9, the diagram does not indicate project specifics on meeting the referenced design intent. Expand the information.
11. The proposed project does not meet certain Downtown Master Plan (DMP) requirements and design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. Street sections for SW 3rd Avenue and SW 4th Avenue should clearly reflect the elements in the local street cross section from the DMP and include the following elements: travel lane, on-street parking, landscape strip and street trees, and minimum 7-foot clear sidewalk. Staff recommends that the sidewalk width be a minimum of 10 feet based on the high level of anticipated pedestrian activity;
- b. Street section for Broward Boulevard should reflect the illustration provided in the DMP. Although the DMP does not provide specifics for Broward Boulevard, the illustration and narrative in the DMP provide intent which would include a planting strip that buffers the pedestrian sidewalk and wider sidewalk; and
- c. Street trees appear to conflict with the proposed balconies as well as overhead utilities.

Principles of Building Design

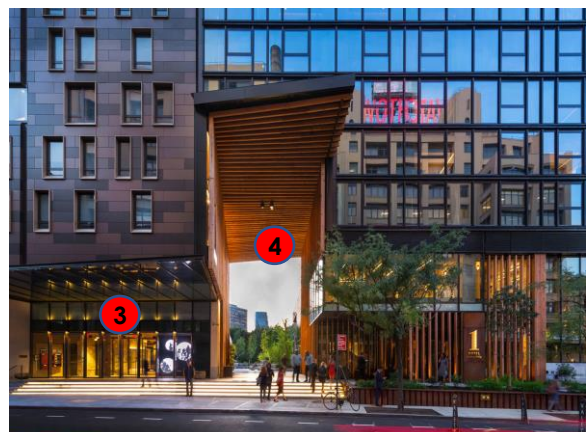
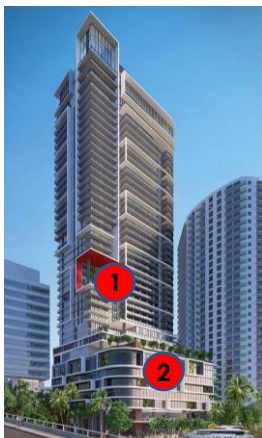
- d. Tower floorplates for levels 36 and above exceed the maximum floorplate size. Project narrative does not contain justification for this request nor how it meets the design intent.
- e. Building height is proposed 558 feet, which exceeds the maximum permitted by the FAA;
- f. Building tower doesn't comply with tower placement outlined in the DMP based on the tower placement being similar to an L-shape tower configuration;
- g. Tower balconies encroach into the setback as well as the tower separation distance, which needs to be shifted accordingly;
- h. The project does not maximize active uses with an 'extroverted' ground floor with retail in a strategic location along Broward Boulevard as there are no pedestrian entrances to the retail along Broward Boulevard;
- i. Provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth; and



Quality of Architecture

- j. Proposed tower does not meet DMP intent for skyline drama;
 - k. The tower top design should be revised to provide for greater expression, varying in design, contain sculptural features, and illuminate;
 - l. Project does not contain high quality building materials as there are three materials labeled; stucco, windows, and architectural metal screening; and
 - m. Proposed parking podium screening is not adequate as there is not enough design detail to understand the application of the screening material which should include product information and images, percentage of openness, and design approach.
12. The proposed building design needs to be revised to address the following. Refer to images below as design examples;
- a. The requested site deviations for increased podium height, increased building height, larger floorplates, collectively create issues with the design intent established in the DMP. Appropriate placement and compatible building design are important for this site given the context and visibility. In addition, the balconies encroach in the tower separation distance and building setbacks, which only furthers the enormous appearance of the building. Applicant should re-examine the overall building design;
 - b. The building is significantly larger in mass and scale than the immediate surroundings. Mitigate building mass by incorporating a stepback along Broward Boulevard and provide transition in the design by scaling the building back from southern property line, paying particular attention to the distance and proximity to the historic district. Include architectural elements that increase the visual interest of the building such as vertical banding, tower verticality, etc.
 - c. The lower levels of the building at pedestrian scale, should be redesigned to incorporate a significant floor to ceiling height in relation to the overall scale of the building and should continue along the full streetwall length of the building. Building corners should contain significant architectural features that are proportionate to the overall project scale with significant projections, change in material, and other design techniques, cut-through passageways, etc.;
 - d. Tower top design does not achieve the design intent outlined in the DMP for dramatic skyline composition nor does it contain a sculptural design, unique feature, or angular element. Revise the top of the tower to meet this intent;
 - e. Additional high-quality building materials are needed for this project especially the lower levels and parking podium; and
 - f. Location of the garage ramp seems to impede the full use of the retail space proposed on the ground level fronting Broward Boulevard and it is unclear how visible the ramp will be from the street. Address this issue.

1 Vertical banding 2 Garage Screening 3 Pedestrian/Ground Level 4 Building Material

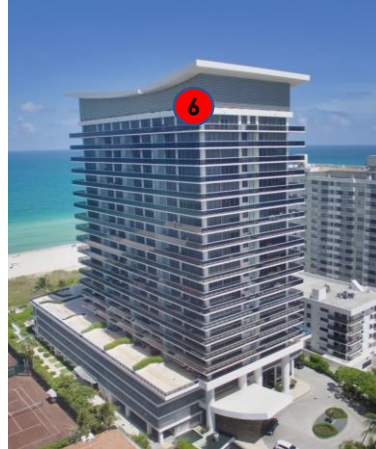
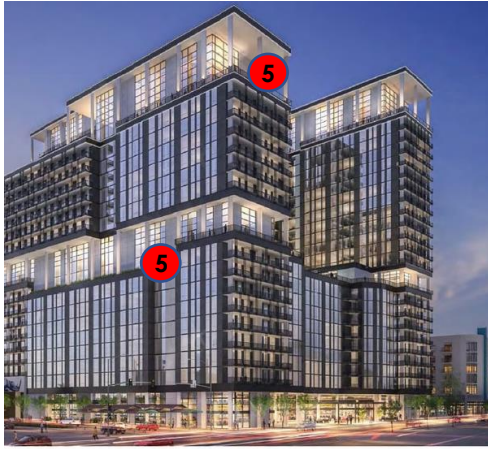




5 Articulation/Double Story

6 Angular design

7 Tower Top/Building Illumination



13. The proposed site plan needs to be revised to address the following:
 - a. Shift the building back from Broward Boulevard to allow for greater pedestrian space and comfort;
 - b. Remove the drive aisle along the southern property line as it will create cut-through traffic and is not conducive to a built urban environment;
 - c. Relocate the plaza areas given the context of the surrounding area as well as the common ownership of the 200 W. Broward parcel, which would present an opportunity to relate the open space plaza area for each parcel;
 - d. Garage access should be internalized given there is a proposed drop-off area and plans appear to show a valet parking booth for valet parking.
14. Label and identify all features on site plan, all spaces on the floor plans, and materials on building elevations as there are elements not labeled.
15. Clarify the purpose and intent of the east-west drive aisle located at the southern portion of the site as it appears to serve for vehicle movement from the drop off area to garage access.
16. Additional detail drawings are needed and at a minimum should include the following: street cross sections, close-up detail elevations for the lower levels, specifically in areas where there is a grade change with stairs and ramps, building corners, screening materials, railing, etc. Provide images of the products in real life applications and specifications.
17. Provide additional renderings from a pedestrian level perspective along street frontages and other various viewpoints and include nighttime renderings as well. Label and identify direction on renderings. In addition, ensure the renderings accurately depict the project and surrounding context.
18. ULDR, Section 47-20, Parking and Loading, the proposed design of the parking garage is not safe nor provides for efficient movement of vehicles especially level 2. The garage ramp location makes a portion of the ground floor not usable or practical. Applicant should redesign the parking garage to address compliance with safety requirements. In addition, there are several areas of unused space on each level that are not labeled.
19. Pursuant to Section 47-13.20. E, Open Space, the project does not appear to meet the open space requirements. Detailed information needs to be provided in the site data with a specific sheet in the



- plan set that illustrates area for open space. Staff recommends color coding the open space information clearly identifying what areas are being counted as open space.
20. Pursuant to ULDR Section 47-19.2.Z, All rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
 - a. Provide detail drawing(s) with spot elevations of roof plan depicting adequate screening of roof mounted equipment;
 - b. Ensure the screening material is made of durable material, is integrated into the building volume, and also meets the DMP tower design requirements; and
 - c. Note that the proposed rooftop and screening does not meet code.
 21. Pursuant to Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly.
 22. It is recommended the following bicycle-related comments be addressed:
 - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data;
 - b. Indicate the location of bike storage for residents in the garage as well as number of anticipated bikes to be stored in each location. Secured, accessible locations are recommended;
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons;
 - d. Bicycle parking is insufficient for this project given the intensity and uses. Increase the availability of bike parking and identify such; and
 - e. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
 23. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination, and whether the project is located along a planned bike network.
 24. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
 25. 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 materialsNote: Please note any proposed signs will require separate permit applications.
 26. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials,



solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

27. An additional follow-up meeting is recommended to review project revisions. In addition, comments may be forthcoming based on the applicant providing information needed to complete the review and staff reserves the right to provide comments.

GENERAL COMMENTS

The following comments are for informational purposes.

28. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
29. Additional comments may be forthcoming at the DRC 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.

CASE NUMBER:	UDP-DRT21015	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	300 W. Broward	
PROJECT ADDRESS:	300 W. Broward Blvd.	
REVIEW DATE:	12/6/2021	
CASE PLANNER:	Jim Hetzel	
CONTACT INFORMATION:	jhetzel@fortlauderdale.gov	

INSTRUCTIONS: Mark applicable column with "X".

See DRC Case Comment Report for more information on those items marked "no" or "more information needed."

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations.	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).				X
S5	Maximize street trees on all Downtown Streets.		X		
S6	Encourage location of primary row of street trees between sidewalk and street.		X		
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.		X		
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet		X		
S9	Encourage shade trees along streets, palm trees to mark intersections.		X		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.				X
S12	Discourage curb cuts on "primary" streets.	X			
S13	Encourage reduced lane widths on all streets.			X	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.		X		
S16	Bury all power lines in the Downtown Area.		X		
PRINCIPLES OF BUILDING DESIGN		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			
B3 *ULDR*	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		



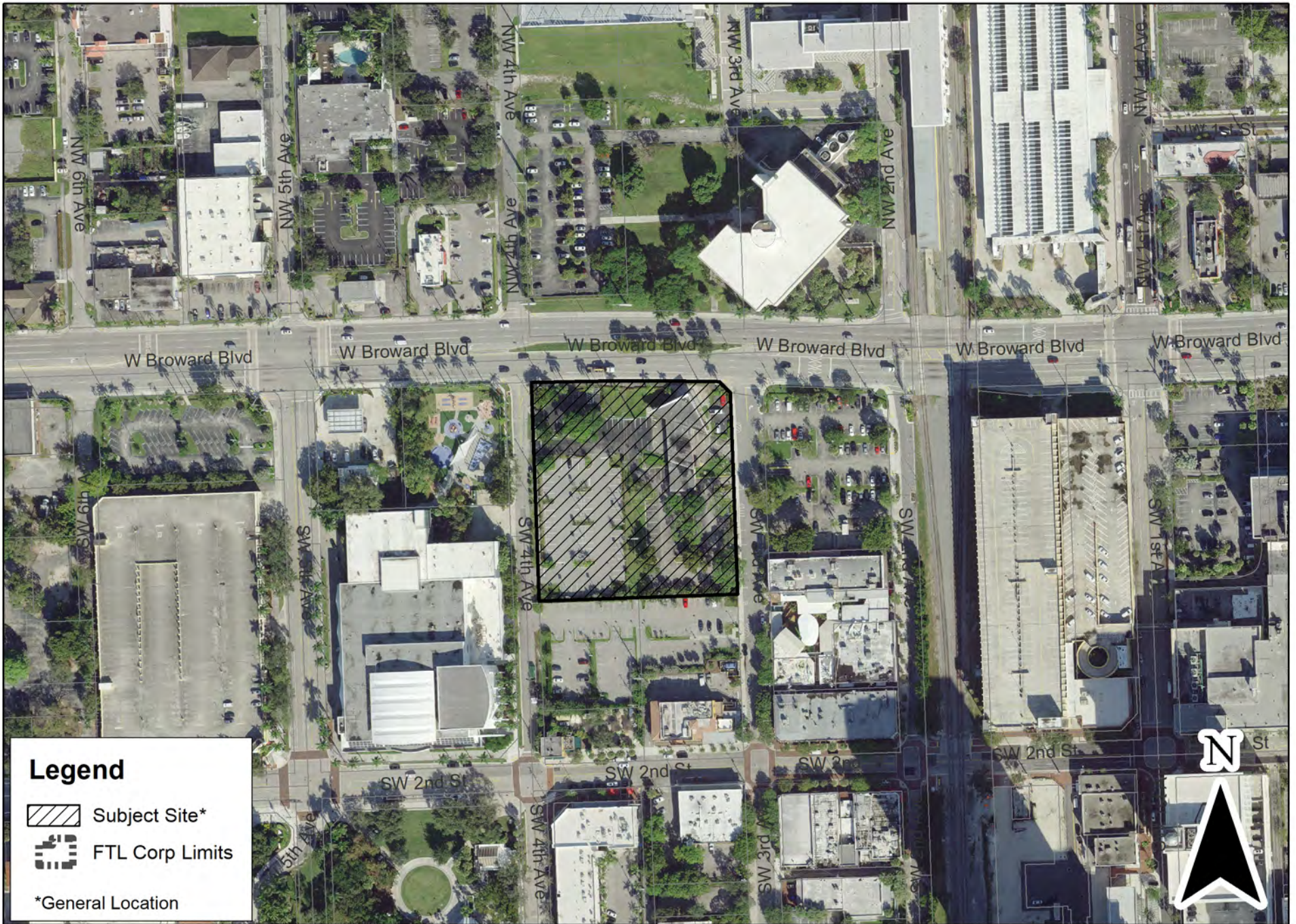
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	X			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet 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				
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				X
B19	Mitigate noise pollution.				X
B20 *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		
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).	X			
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.		X		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.		X		
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors		X		
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored				X
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.			X	





Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.		X		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.		X		
STOREFRONTS		YES	NO	N/A	MORE INFORMATION NEEDED
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.		X		
SF3	Encourage durable materials for ground floor retail and cultural uses.		X		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Note:	X			
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).		X		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls			X	
SF8	Encourage well-designed night lighting solutions				X

INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE INFORMATION NEEDED
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max		X		
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.		X		
1C *ULDR*	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		
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE INFORMATION NEEDED
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

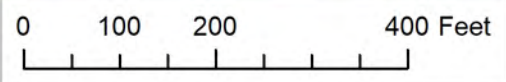


Legend

-  Subject Site*
-  FTL Corp Limits

*General Location

UDP-S21052



Graphic Scale