



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 11, 2022

PROPERTY OWNER: BH3 TCO Sub, LLC.

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

PROJECT NAME: DNA

CASE NUMBER: UDP-S21054

REQUEST: Site Plan Level II Review: 612 Multifamily Residential Units with 74,246 Square Feet of Commercial Use in the Downtown Regional Activity Center

LOCATION: 300 N. Andrews Avenue

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Lorraine Tappen



Case Number: UDP-S21054

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. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
8. Specify required number of exits based on travel distance, occupancy load, and use per the 2020 FBC 1006.
9. Specify the Florida Building Code 7th edition on plan for the proposed development per section 101.2 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?nodeld=C OOR_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-S21054

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 14' Right-of-Way dedication or permanent Right-of-Way Easement along east side of N Andrews Ave (coordinate with Broward County Highway Construction & Engineering Division - BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show/label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't typically affect building setbacks) will be required.
- b. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of N Andrews Ave & NE 3rd St intersection (near southwest corner of proposed development, and coordinate with BCHCED) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- c. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southeast corner of N Andrews Ave & NE 4th St intersection (near northwest corner of proposed development, and coordinate with BCHCED) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- d. Provide permanent Sidewalk Easement as appropriate along east side of N Andrews Ave to accommodate portion of public pedestrian clear path that may be located beyond existing Right-of-Way (and proposed Right-of-Way or permanent Right-of-Way Easement); show/label delineation in the plans. Coordinate minimum required sidewalk width with BCHCED, City Urban Design & Planning (i.e. Case Planner) and Transportation & Mobility (TAM) staffs.
- e. Provide permanent Sidewalk Easement as appropriate along north side of NE 3rd St 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 south side of NE 4th St 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 existing fire hydrant located within the proposed development and outside of NE 4th St Right-of-Way (for City Maintenance access); show/label delineation in the plans as appropriate.
- h. 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. Since property surveys typically should not be older than 6 months, please provide a survey more current than the ALTA / NSPS Land Title Survey for this property dated 10/10/2018.
 - 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).
2. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: FP&L Easement per O.R. 5081, PG. 47, B.C.R.
3. Spot elevations, grades, etc. shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29). This includes grades shown on Parking Garage Levels (i.e. Sheets A-1.01 thru A-1.08) and Building Elevations (i.e. Sheets A-3.00 thru A-3.06).
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, minimum horizontal clearances required between power lines to proposed building structure, etc). 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. Existing streetlight poles/power lines within adjacent N Andrews Ave Right-of-Way.
 - b. Existing power poles, power lines, down guys within adjacent NE 3rd St Right-of-Way.
 - c. Existing power poles, power lines, down guys within adjacent NE 4th St Right-of-Way.
 - d. Coordinate any undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.
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 A-1.00 (Ground Level – Floor Plan):
 - a. Label width of one-way driveway lanes that provide vehicular access between NE 3rd St, 'Main Lobby' area, and NE 4th St.
 - b. Easternmost driveway access connection to NE 3rd St, near southeast corner of proposed development, should not encroach into the NE 3rd St Right-of-Way frontage to the adjacent private property (which is typically maintained in perpetuity by the adjacent private owner via a Maintenance Agreement with the City). Please update plans to mitigate this conflict as appropriate.
 - c. Easternmost driveway access connection to NE 4th St, near northeast corner of proposed development, should not encroach into the adjacent private property or the NE 4th St Right-of-Way frontage to the adjacent private property (which is typically maintained in perpetuity by the adjacent private owner via a Maintenance Agreement with the City). Please update plans to mitigate this conflict as appropriate.
 - d. Clarify whether the proposed parking is 100% valet or not, and depict information on Site Plan data table/plans accordingly. Please confirm with Case Planner if valet parking would be allowed for less than 100% of the proposed on-site parking stalls.
 - e. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.
 - f. 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.



7. For vehicles that exit the 'Main Lobby' driveway access to NE 3rd St (i.e. driveway closest to N Andrews Ave), please confirm that proposed on-street parallel parking stalls along adjacent NE 3rd St 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. Sheets A-1.01 (Ground Level – Floor Plan) thru A-1.08 (7th Level – Floor Plan):
 - a. Since per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units, please confirm with Case Planner if tandem parking is allowed for this project.
 - b. Label length for each Ramp, so that the vertical differential between bottom and top of each drive aisle ramp can be verified.
 - c. Label vertical clearance provided for each parking level.
 - d. Label location of ADA van-accessible parking stalls, and confirm that minimum required vertical clearances are provided to facilitate ingress/egress.
9. Sheets A-3.00 thru A-3.06 (Building Elevations):
 - a. Show and label boundaries for existing Right-of-Way, proposed Right-of-Way or Right-of-Way Easements, Sidewalk Easements, Utility Easements, and horizontal building clearances as appropriate.
10. Sheet PGD-1 (Paving, Grading, and Drainage Plan):
 - a. Please be advised that proposed private drainage infrastructure (including drainage wells, connecting HDPE pipe, etc.) located just beyond the existing N Andrews Ave R/W boundary, may need to be shifted further into the property based on Right-of-Way dedication required per the latest Broward County Trafficways Plan.
 - b. Near the south property boundary (along NE 3rd St) and north property boundary (along NE 4th St), after proposed sidewalk easement areas (for public pedestrian access) are identified, please consider shifting proposed on-site drainage infrastructure further into the property to avoid overlaps with the sidewalk easement areas.
 - c. Discuss how sidewalk runoff (between buildings and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed improvement will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure.
 - d. Along the proposed development frontage to NE 3rd St and NE 4th St, provide minimum 0.3% longitudinal grade for proposed 'Type F' curb & gutter/concrete valley gutter, and label existing street cross-slopes at high points and low points (and in between as appropriate) to demonstrate harmonization with adjacent street grading.
 - e. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - f. 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.
11. Sheet PGD-3 (Site Sections):
 - a. Provide and label typical sections along south property boundary (i.e. adjacent to NE 3rd St) in addition to Section A provided: at driveway access points, and at on-street parallel parking lanes.
 - b. Provide and label typical sections along west property boundary (i.e. adjacent to N Andrews Ave) in addition to Section B provided: at on-street parallel parking lanes.
 - c. Provide and label typical sections along north property boundary (i.e. adjacent to NE 4th St) in addition to Section C provided: at driveway access points, where there is no proposed planter (i.e. proposed concrete walkway extends to back of proposed Type "F" curb &



gutter, and adjacent to existing 3-lane section (i.e. where the proposed Type "F" curb & gutter is closest to proposed development).

- d. All Typical Sections – Show and label boundaries for proposed Right-of-Way or Right-of-Way Easements, Sidewalk Easements, and Utility Easements as appropriate.

12. Sheet PMS-1 (Paving Marking and Signage Plan):

- a. Confirm with TAM staff the desired width for adjacent westbound travel lane (along NE 3rd St) and eastbound travel lane (along NE 4th St), since they are both narrower than the 10' width travel lanes depicted for Local Streets in the Downtown Master Plan guidelines.
- b. Show expanded shaded limits for 25' City Sight Triangles, such that they extend to travel lane edges along the adjacent NE 3rd St, N Andrews Ave, and NE 4th St (similar to Sheets L-2.3 & L-2.4).
- c. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35, which allows for nothing (with the exception of clear trunk trees) to be located between a height of 30 inches and 8 feet above the elevation of the adjoining edge of pavement.
- d. If desired for this project, confirm with Case Planner and TAM staff if minimum 8' width (instead of 8'-8" width) for proposed on-street parallel parking stall dimensions are acceptable as depicted for Local Streets (i.e. the adjacent NE 3rd St and NE 4th St) in the Downtown Master Plan guidelines.
- e. Label width of one-way driveway lanes that provide vehicular access between NE 3rd St, 'Main Lobby' area, and NE 4th St.
- f. Coordinate proposed improvements within the adjacent N Andrews Ave Right-of-Way with BCHCED, as well as with the City UD&P Case Planner (for consistency with Downtown Master Plan guidelines).

13. 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.

14. Provide on-site 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.

15. Dimension proposed trees to be installed a minimum 4 feet (clear horizontal offset) beyond curbs when adjacent to travel lanes along the adjacent NE 3rd St and NE 4th St. Please coordinate with BCHCED regarding their tree offset requirements along the adjacent N Andrews Ave travel lanes.

16. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

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.

17. 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.
18. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. 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.
19. 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>. Be advised that the northern sanitary sewer lateral is connecting to the A-21 sewer basin. Said basin is currently undergoing rehabilitation of its pump station to allow for increased capacity. While the City of Fort Lauderdale will allow for the permitting and construction of the proposed development, please note that a Certificate of Occupancy (CO) will not be issued until the rehabilitation of sewer basin A-21 is complete. Provided there are no delays, said rehabilitation is expected to be finalized on December 31, 2022.
20. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in the proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).



21. It is unclear if the northern most utility easement extends up to the property line / ROW line. Please modify the plans (e.g., use different color for utility easements, etc.) to clearly illustrate all utility easements.
22. Be reminded that the proposed sewer laterals require a manhole (in lieu of a cleanout) at the property boundary. Please remember to include a utility easement around said manholes.
23. In addition to the above, please note that the City of Fort Lauderdale has rehabilitated the sewer by lining the main serving the property. Therefore, the proposed laterals shall account for the sewer lining (e.g., implement use of LMK fitting, etc.). Details of said sewer connections (with the appropriate fittings) shall be provided.
24. Conceptual Paving, Grading, and Drainage Plans:
 - 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. Please note that Broward County-owned stormwater infrastructure has been identified within the property. Please coordinate with Broward County regarding the disposition of said infrastructure.
 - c. 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).
 - d. 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. Please coordinate as appropriate with Broward County for mitigation of additional runoff within its jurisdiction.
 - e. Additional coordination maybe required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend and South East Isles neighborhoods which are part of a City Drainage Master Plan.
25. Be reminded, the plans shall illustrate 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 ROW) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
26. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



27. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Advisory Comment:

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.



Case Number: UDP-S21054

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. 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.
3. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
4. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
5. 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. Please demonstrate how tree and palm equivalent replacement and equivalent value will be provided. Only trees and palms at grade level apply to mitigation of those removed. Please provide calculations proposed at grade and note as such.
6. For specimen size 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.
7. Verify right of way dedications required, as city staff mentioned there may be requirements to fulfill.
8. 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. please illustrate such sight triangles on Landscape plans.
9. 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.



10. It was mentioned by city staff that on street parking may not be allowable along Andrews AVE. please provide landscape area and materials as to the Downtown Guidelines when parking stalls are removed.
11. The intent of the use of sand set pavers is for water to seep by the small individual pavers in areas of private use not with in public use areas such as public realm of the sidewalk. Sidewalk areas have requirement standards that make the subsurface nonpermeable and therefor may not be included within the calculated area. Being as such the Department does not view this proposal of the slabs of concrete usable towards the pervious requirement.
 - a. Please consider the allowability of a percentage of the streetscape that may count towards the at grade landscape requirement.
 - b. For area to be calculated towards the previous area requirement, please provide paver blocks in general size of four by eight inch such as on-site private landscape paths.
 - c. Please provide a cross sectional detail of the paver and subsurface demonstrating it being pervious.
 - d. Please differentiate on the overlay sheet the landscape planting area, area of sand set pavers proposed towards the pervious area requirement along their calculated square footage.
12. As to Downtown Design Guidelines overhead utilities are to be relocated. Please place the overhead utilities underground as not to conflict with the streetscape requirements.
13. Please provide streetscape as to the Downtown Design Guidelines with shade trees on max 30 feet centers and palms marking the corners of the intersections. Street trees are suggested at an overall height of 22 feet whereas minimum height is 16 feet, 7 feet canopy height clearance with palms being a minimum 8 feet gray wood and minimum 16 feet overall height.
14. Street trees located between the sidewalk and travel may be located closer to the trees within the bulb out landscape areas. Please provide additional shade tree street trees within the area of between the sidewalk and travel lane to provide a continuous canopy within the public realm.
 - a. On site utilities in conflict with streetscape need to be redesigned to allow proper placement of trees.
 - b. Over crowding trees such as the Clusia proposed adjacent to the Lysiloma trees will inhibit the natural growth of the trees. Please remove the Clusia trees from between the Lysiloma trees.
15. Tree pit opening is minimum 5x5 feet. Please show minimum dimensions on Landscape and Civil plans demonstrating this is being met.
16. The city will ask that the public realm of the sidewalk be continuous with no obstructions. It appears that the required streetscape and sidewalk are compromised by the proposed site development.
17. 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 measured distance.
18. 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 view port for security.
3. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
4. The site should be equipped with a comprehensive CCTV system that can retrieve an identifiable image of an individual on site. The system should cover all entry exit points, parking garage, common areas, mail room, storage areas and any sensitive area of the site.
5. Ground level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. All elevator lobbies and / or elevators should be access controlled.
7. The parking garage resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to resident's vehicles.
8. All glazing should be impact resistant.
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 child proof 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 areas unless their duties require it.
13. Lighting and landscaping should follow the City of Ft. Lauderdale 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 from a private loading dock.
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
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. 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.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Recommend trash chute accommodate recycling.
13. 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-S21054

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. Illustrate clear sight triangle for the intersections and driveways.
6. 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.
7. 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.
8. Provide a minimum of 10 feet wide Sidewalk on **N Andrews Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
9. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
10. 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-S21054

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 all plans submitted including sheet name and number.
- 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

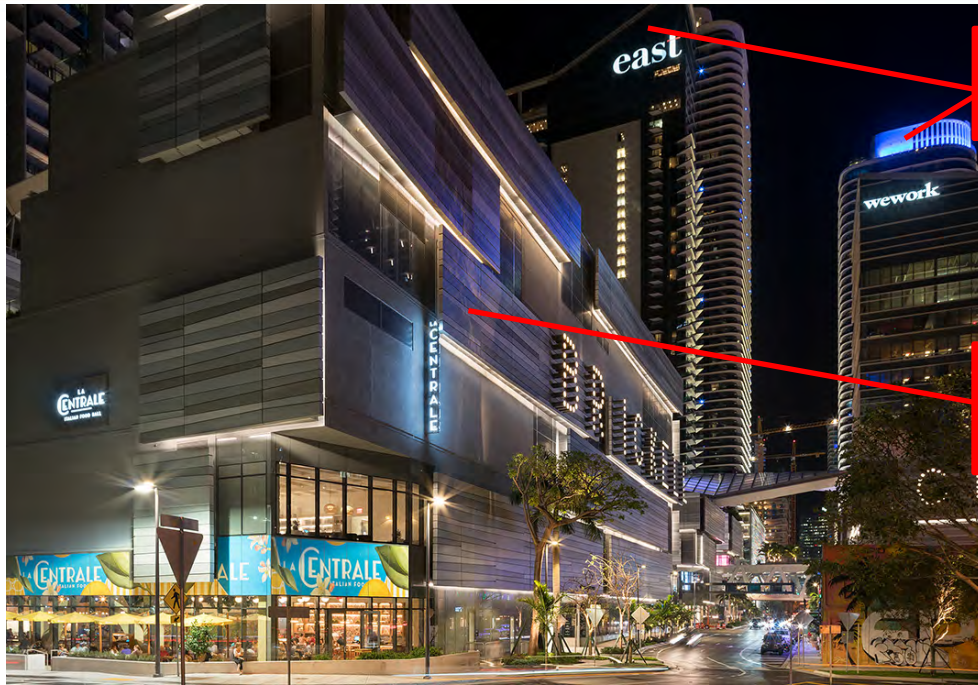
- a. S7 and S8 – Provide dimensions on site plan and landscape plan showing tree spacing and horizontal clearance of trees.
- b. S9 – Locate palm trees to mark intersections.
- c. S11 – Need to provide dimension of curb radius.
- d. S15 – Provide street section with dimensions to show required Andrews Avenue streetscape requirements have been met.
- e. S16 – Provide correspondence with FPL.

Principles of Building Design

- f. B1 – Provide dimensions on site plan to show that streetwall meets setback line.
- g. B2 -- Incorporate pedestrian public space instead of unusable, leftover 'green perimeter'.
- h. B4 – Provide dimension of building streetwall length on plans.
- i. B6 – Orient towers toward Andrews Avenue. 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.
- j. B11 – Activate first floor of the parking garage facing NE 3rd Street.
- k. B12 and B15 – 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.

Quality of Architecture

- l. Q1, Q2, and Downtown Core 1A – Add sculptural or artistic tops so that towers contribute to the overall skyline composition. See image on next page.
- m. Q3 and Q7 – Increase the variety and layering of high-quality materials. Emphasize detailing and durability for the first floor and the podium. Explore higher quality of materials for the project as a whole. Allow for blending of materials between podium and tower.
- n. Q5 and TOD Guideline T5 – Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. See image on next page.
- o. Q6 – Encourage architecture to respond to the unique nature of the South Florida environment (solar orientation, wind direction, rain) such as 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.



Expressive
Top

Parking
Garage
Screening

Storefronts

- p. SF2 and SF3 – 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. Encourage durable materials for ground floor retail.
 - q. SF6 – Incorporate shading devices (minimum 5-foot depth.) (See comment B12).
- 10) Provide the following changes on site plan:
- a. Dimension setback and sidewalks along all property lines.
 - b. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - c. Show centerlines of all adjacent ROWs and dimension widths.
 - d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - e. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas
 - f. Indicate location of light poles.
 - g. Trafficway requirements will require adjustment of the site plan.
- 11) Complete site plan data table on Page A-0.01 with the following:
- a. Residential development: number of dwelling units, type, floor area(s), site density (gross and net).
 - b. Non-residential development: uses, gross floor area.
 - c. Parking data: parking required (#), loading zone requirement, ADA spaces, bicycle spaces.
 - d. Floor area ratio (FAR) (total building square footage, including structured parking, divided by site area).
 - e. Building height (expressed in feet above grade).
 - f. Number of stories
- 12) Update parking calculation on Page A-O.01 to reflect amended ULDR Section 47-20.2 Parking and Loading Requirements Table 3 where the residential use parking requirement is 1 per dwelling unit.

- 13) Describe how tandem parking will be managed on a day-to-day basis. Will they be assigned to specific dwelling units?
- 14) A valet parking agreement with the City shall be completed which includes: a legal description of the parcel where parking will be located and states the number of parking spaces which must be provided and that attendants will be provided one hundred percent (100%) of the operating hours of the use.
- 15) Submit floor plans for each floor or floor design on separate sheets in Lauderbuild. Most text on Page A-0.5 is illegible (too small).
- 16) 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 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/>.
- 17) Provide the changes on the elevations:
 - a. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.
 - b. Dimension of tower setback from the edge of the podium, setback from the property line and dimension of balcony encroachment in setback.
 - c. Dimension of balconies (and on floorplans). Balconies cannot extend further than three feet into setback.
 - d. Depict adjacent, existing properties. Ensure renderings accurately reflect the project design as well as the mass, scale and shape of existing structures.
 - e. 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.
 - f. Relate architecture to the rest of the neighborhood. See example below:



- 18) 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.
- 19) 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 (ULDR Section 47-20.14)

- 20) 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:
- Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - Provide screening product material including images or pictures of actual application of such.
- 21) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials
 - Please note any proposed signs will require a separate permit application.
- 22) 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.
- 23) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 24) 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:

- 25) 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.
- 26) 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.



- 27) 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.
- 28) 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.
- 29) Provide a written response to all Development Review Committee comments.

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.

CASE NUMBER:	UDP-DRT21017	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:	DNA	
PROJECT ADDRESS:	300 N. Andrews Avenue	
REVIEW DATE:	12/28/2021	
CASE PLANNER:	Lorraine Tappen	
CONTACT INFORMATION:	LTappen@fortlauderdale.gov	

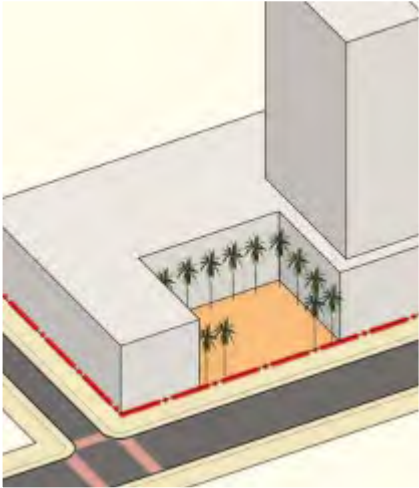
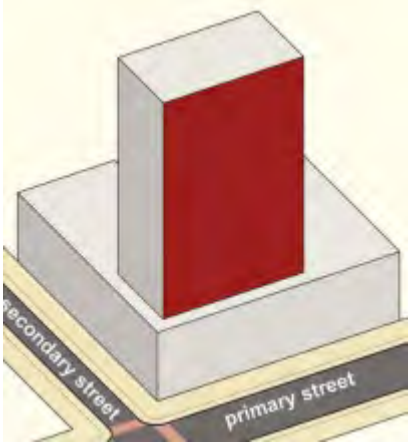
INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations.	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.				Refer to S7.
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.
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				Provide dimensions.




S9	Encourage shade trees along streets, palm trees to mark intersections.		x		Locate palms at street intersections. 
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.				Need to provide dimensions.
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		Provide street sections with dimensions. Prepare narrative on deviations from ULDR requirements.
S16	Bury all power lines in the Downtown Area.				Provide response from FPL and plan for burying power lines.
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).				See S15.
B2	Framing the street: encourage open space site		x		See guidelines.



	requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.				
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				Provide building length dimensions on plans.
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		See guidelines. 
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			x	



	and access along 'primary' street.				
B9	Parking garages: encourage access from secondary streets and alleys.	x			
B10	Encourage main pedestrian entrance to face street.	x			Create more human-scale entryway in proportion to the façade of the podium on Andrews Avenue. Emphasize entryways on side streets.
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.		x		Need to activate first floor of parking garage.
B12	Encourage pedestrian shading devices of various types.		x		Replace louvers with canopies or other shading devices. Enhance facades with canopies, overhangs, or other shading devices. 
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		Need to activate first floor of parking garage.
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.				Provide more information.
B19	Mitigate noise pollution.				x
B20 *ULDR*	Vertical open space between towers on adjacent lots:	x			



	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.				
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		Add sculptural or artistic top.
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,		x		Explore higher quality of materials for the project as a whole. Allow for blending of materials between podium and tower.



	with special emphasis on detailing and durability for the first 2 floors				
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		Explore other materials to enhance storefronts. Consider incorporating recessed storefront entrances.
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		Create opportunities for outdoor dining.
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).		x		See prior comment on shading devices.
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls		x		See guidelines. 
SF8	Encourage well-designed night lighting solutions				Provide night rendering.



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				Clarify the number of stories in garage. Two levels are labeled 2A and 2B.
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	
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.				Consider liner uses on parking garage. Provide more details on garage screening and how it will blend with the building podium and towers.



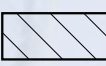
	<p>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.</p> <p>Parking should not face onto plaza or park space of any transit station.</p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles</p>				
T6	<p>Incorporate Transportation Demand Management (TDM) including but not limited to encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.</p>				More information needed.
T7	<p>Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.</p>			x	
T8	<p>Encourage green buildings, green site design and green infrastructure.</p>				More information needed.
T9	<p>Create attractive, active and safe multimodal systems.</p>			x	

RAC-UV



RAC-CC

LEGEND

 Subject Site

UDP-S21054 - DNA - 300 N Andrews Ave

