



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 14, 2022

**PROPERTY OWNER /  
APPLICANT:** Mainstreet NCC Flagler, LLC. And 515, Inc.

**AGENT:** Andrew Schein, Lochrie and Chakas, P.A.

**PROJECT NAME:** Flagler SV

**CASE NUMBER:** UDP-S22020

**REQUEST:** Site Plan Level II Review: 270 Multifamily Residential Units and 2,680 Square-Feet of Commercial Use in the Downtown Regional Activity Center

**LOCATION:** 501 NE 4th Street

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

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Trisha Logan



Case Number: UDP-S22020

**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. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
9. Show that the openings in the exterior walls adjacent to the north and west property lines 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](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

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

**General Guidelines Checklist is available upon request.**



Case Number: UDP-S22020

**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement as appropriate along east side of NE 5<sup>th</sup> Ave and along the north side of NE 4<sup>th</sup> St to accommodate portion of pedestrian clear path (coordinate required width with TAM) located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown guidelines as appropriate); show/label delineation in the plans. Sidewalk easement shall be from the property line to back of sidewalk.
- b. 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. Easement shall extend to the right of way line.

**CASE COMMENTS:**

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
2. Conceptual Paving, Grading, and Drainage:
  - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way and properties. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
  - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.



- 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.
      - 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.
      - e. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
3. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
4. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
5. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, fire hydrants, manholes, etc.
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable. Such as the curbs and sidewalks. Please provide spot elevations for the proposed improvements located in the right of way to verify stormwater conveyance and ADA guidelines.
7. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.



8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NE 5<sup>th</sup> Ave and NE 4<sup>th</sup> St; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.

9. Depict existing sidewalk adjacent to the development along NE 4<sup>th</sup> St and NE 5<sup>th</sup> Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk and ADA ramp.
10. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.

**Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.**

11. For all levels in the parking garage:
  - a. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5%, adjacent to 90-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees
12. Sheet AR-106: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
13. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
14. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day and the 100-year, 3-day storm events are maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
15. Provide a minimum of 3ft separation from the proposed catch basin wall to the face of the existing water main line along NE 5<sup>th</sup> Ave or consider offsetting the water main.



16. Please provide reasonable assurances that the drainage system (including exfiltration trenches and catch basins) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:
  - a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed storage system will not undermine the structural components of the garage.
  - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
  - c. A detailed plan of how the system will be replaced in the event of failure.
17. The proposed stormwater pipe material in City right-of-way shall be reinforced concrete pipe (RCP), not HDPE. Please update sheet C-2 as appropriate.
18. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.  
Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Daniel Rey at 954-828-4653 or [drey@fortlauderdale.gov](mailto:drey@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
19. Provide Maintenance declaration 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.
20. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
21. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22020

**CASE COMMENTS:**

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

**Case UDP-S22020**

**CASE COMMENTS:**

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

**Comment 1:** Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan for the ground floor (first floor) and lower levels.

**Comment 2:** Site Plan & Data, Provide flood zone information and flood zone delineation.

SITE PLAN DETAILS REQUIRED

Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones FEMA panel 12011C0369H, effective date 08/18/2014, FEMA Flood Zone (AH), (2014 FIRM) Finish Floor Elevation (BFE 6' NAVD 88 + 1' Freeboard= (FFE) 2014 FIRM

**Preliminary Flood Insurance Rate Maps**

- (Preliminary) (flood zone AE, (BFE 6 feet NAVD 88) The preliminary flood maps map link <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM.

**Comment 3: (Sheet AR-101, L.01 floor plan)** Shows residential lobby meeting BFE 6' + 1' freeboard = 7' NAVD

A) Fire command center is at 4.50 NAVD (needs to meet BFE + 1)

B) Generator room is at 7' NAVD

C) please show elevations for enclosed rooms and label any retail areas on (ground level first floor)

D) Floodproofing details will need to review once the elevations for all (FFE) are submitted and if it meets the requirements. If the project does not meet the requirements than BFE + 1 for the finish floor elevations will need to be meet,

**Comment 4: Sheets AR-301 level 01** Please show the finish floor elevation in feet using the NAVD 88 Datum.

(Level 1.5 is shown at 10 feet.)

**Comment 5: Sheet AR-212, AR-211, AR202 and AR 201:** Please show the finish floor elevation in feet using the NAVD 88 Datum for level 01.

(Code of Ordinances, Chapter 14),

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

**Comment 5**

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019) see link below:

- A) Provide elevator detail drawings and install a (float switch) (see page 12) in link provided.



B) Please provide details of the elevator equipment being elevated and show elevations.

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

**Comment 6**

Provide Foundation plans showing the type of foundation that is being proposed? Please provide plans and drawings that show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum)

**Comment 7**

**Chapter 14-6 Site plans and construction documents (a) ,4)** Show where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. Use of fill to elevate buildings and structures is not permitted.

**Comment 8**

**Code of Ordinances Section 14-11** prohibits the use of fill for structural support of buildings (except the interior of a stem wall foundation) and to elevate sites. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.

Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.





Case Number: UDP-S22020

**CASE COMMENTS:**

Please provide a response to the following.

1. For the corner palms at NE 4<sup>th</sup> Street and NE 5<sup>th</sup> AVE, please coordinate the location of the corner palms to match as to the neighboring property to the west.
2. With the shifting of the corner palms, it appears that there is room for additional shade tree street trees. Shade tree street tree separation to the corner palm of 15-20 feet is supported by the Department.
3. For the street trees along NE 5<sup>th</sup> AVE, please continue the species and placement as to the neighboring property to the north. Live Oaks within the bulb-out landscape areas and Oaks with the growth characteristics of the Highrise Oak within the landscape strip between the traffic area and sidewalk.
4. Minimum height of street trees is 16 feet, please investigate and provide as suggested within the Master Design Guidelines of 20-22 feet.
5. Trees within the public realm of the sidewalk require a minimum canopy height clearance of 7 feet. Trees may encroach the sight triangle providing the tree has an 8 feet canopy height clearance.
6. Please provide the street trees within the bulb-out landscape areas closer to the curb, 4 feet minimum to the travel lane.
7. Proposed drainage system along NE 5<sup>th</sup> AVE adjacent to the bulb-out landscape areas to be redesigned to allow proper placement of street trees.
8. Along NE 4<sup>th</sup> Street, please coordinate with Traffic and Mobility Department for proposed street improvements.
9. Proposed utilities to be shifted that are in conflict with placement of the streetscape materials.
10. Light fixtures 10 feet or taller require a horizontal clearance of 15 feet from shade trees. Please show clearance on Landscape plan.
11. Additional comments may be forthcoming after next review of new plans and applicant's written responses.

**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. 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. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
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 area.
7. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
8. Confirm where the collection will take place within the site.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Containers: must comply with 47-19.4
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](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S22020

**CASE COMMENTS:**

Please provide written response to the following review 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. 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.
3. 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.
4. 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.
5. The Transportation and Mobility Department has an existing Streetscape Improvement Plan for NE 4 St to promote walkable, multimodal use of public right-of-way. Please consider installing facilities such as improved street lighting, wider sidewalks, ADA compliant crosswalks, etc. Please reach out to Karen Warfel, Planning Program Manager, at [KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov) or (954) 828 – 3798 for existing plan sets.
6. 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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <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. Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission 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 (954-828-5018).
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. 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.
7. Provide a preliminary 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. (For more significant projects, RAC, etc.) 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.
8. Coordinate with Transportation and Mobility to review any future street section plans for NE 4th Street an if there is a planned network for bike lanes.



9. Coordinate with Landscape Reviewer to ensure maximum spacing and minimum horizontal clearance for street trees and palms are provided.
10. Provide location of light poles on landscape plans and ensure that proposed light fixtures and poles are per the Downtown Development Authority (DDA) specifications. Be aware that if lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14).
11. 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.
12. 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
13. In regard to physical, communication, and radar obstructions, the 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-CC sign-off.
14. 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. S12, It is discouraged to have a curb cut on a primary street. Consider options to reduce or eliminate this curb cut on NE 4th Street.
- b. S15, While the podium meets the 35-foot setback from centerline of the street, proposed balconies and architectural elements extend a total of 5-feet into the required setback. Per the ULDR, an extension of balconies and architectural elements are permitted to extend a total of 3-feet into the required setback and City Commission approval would be required for this request.

#### Principles of Building Design

- a. B2, B15, The second-floor corner element at the intersection of NE 5th Avenue and NE 4th Street should be enhanced to create more of a focal point. Consider utilizing this space for public access/seating with a balcony as created on the fifth floor. As shown in renderings, the mechanical vents for the garage are shown on this corner but are not shown in elevations. Confirm if vents are to be located at this corner or could be relocated to enhance this corner element.
- b. B7, In locations where towers are located on streets that are less than 60-feet wide, increased stepbacks from the "shoulder" are encouraged at 30-feet to reduce the impact on the street. Both NE 5th Avenue and NE 4th Street are less than 60-feet wide and the tower stepback is proposed at 15-feet for each elevation. Additionally, while the tower meets the 15-foot stepback requirement from the podium façade, proposed balconies and architectural elements extend a total of 8-feet into the required stepback. Due to the encroachment of balconies and architectural elements into this area, the stepback is further reduced and does not meet the intent of this principle. Per the ULDR,



an extension of balconies and architectural elements are permitted to extend a total of 3-feet into the required setback and City Commission approval would be required for this request.

- c. B11, While there are active uses located on the ground floor, consideration should be given to provide an entrance at the corner of the commercial space.



Accentuate Corner Elements



Near Downtown Character Area

- a. 2B, Maximum building height is 30 floors. Provide clarification on plans for use of "Floor 30.5" and provide roof plan for "Floor 31."

TOD Guidelines

- a. T5, Include parking for mopeds, scooters, motorcycles, and other similar vehicles.

15. Provide the following changes on site plan:
  - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
  - b. Provide an outline of all locations of awnings with dimensions.
  - c. Indicate paving materials to be used for sidewalks, pedestrian crossings, parking spaces, and other locations throughout the site. Paving materials should align with adjacent properties.
16. Provide the following changes on plans:
  - a. Update 5th floor plan to indicate how public would access outdoor seating area at corner of building.
  - b. Provide additional details for the amenity deck on the 7th floor rooftop plan.
  - c. Provide additional details on the roof plans indicating location and height of equipment, and materials and specifications for screening elements. Plans should clearly indicate that all mechanical equipment will be completely screened with an opaque material and will be at least 6-inches above the highest piece of equipment.
  - d. Additional information is needed on the plans to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.
17. Provide the following changes on the elevations:
  - a. Lighten the color of the ground floor elevation renderings for better readability and provide additional descriptions and dimensions for all elements.
  - b. Provide a material key and identify materials to be utilized on all elevation drawings.
  - c. Provide a ground floor cross-section showing locations of trees, architectural elements (including ground floor awnings), and streetscape elements with clear dimensions and labels.
  - d. Additional information is needed on the elevations to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.
18. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
  - a. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
  - b. **Update context elevations** of general area indicating proposed development and outline of all nearby properties with structures outlined showing the building line and tower stepback specifically for adjacent building to the east, with uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.





- c. **Provide additional pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping.
  - d. **Provide a night-time rendering** of the proposed project elevations.
19. Provide a truck movement plan that demonstrates trucks and vehicles can safely maneuver into the site from NE 5th Avenue.
  20. Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections.
  21. Indicate where enclosed parking garage ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
  22. Considering the proximity between the north elevation of the proposed development and the neighboring residential units, the north façade of the proposed new development should be well articulated. Provide additional information on the articulation and materials to be used on this elevation.
  23. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
    - a. Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
    - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
    - c. Provide screening product material including images or pictures of actual application of such.
  24. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
  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 materialsPlease note any proposed signs will require a separate permit application.
  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.
  27. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located 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. For reference, 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/>. Consult with Transportation and Mobility for bike lines in a planned network.

28. In the placement of public art on the development site see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

### **GENERAL COMMENTS**

The following comments are for informational purposes.

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 1280 days of completeness determination, on or before September 13, 2022, unless a mutually agreed upon time extension is established between the City and the applicant.

Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied. 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.

2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Trisha Logan, [TLogan@fortlauderdale.gov](mailto:TLogan@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.
3. 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.

<b>CASE NUMBER:</b>	UDP-DRT22008	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	Flagler SV	
<b>PROJECT ADDRESS:</b>	501 NE 4 <sup>th</sup> Street	
<b>REVIEW DATE:</b>	June 1, 2022	
<b>CASE PLANNER:</b>	Trisha Logan	
<b>CONTACT INFORMATION:</b>	Andrew Schein, Lochrie and Chakras	

**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). <b>Comment:</b> Coordinate with Transportation and Mobility.				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. <b>Comment:</b> Coordinate with Landscaping to ensure proper spacing for selected trees				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet <b>Comment:</b> Coordinate with Landscaping to ensure proper Clearance is provided for selected trees. Provide a ground floor cross-section showing locations of trees, architectural elements (including ground floor awnings), and streetscape elements with clear dimensions and labels.				X
S9	Encourage shade trees along streets, palm trees to mark intersections. <b>Comment:</b> Confirm palms are provided at intersection.				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. <b>Comment:</b> It is discouraged to have a curb cut on a primary street. Consider options to reduce or eliminate this curb cut on NE 4th Street.		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'. <b>Comment:</b> See DRC Planning Comments concerning second-floor corner element.	X			
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). <b>Comment:</b> See DRC Planning Comments concerning north elevation.	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. <b>Comment:</b> In locations where towers are located on streets that are less than 60-feet wide, increased setbacks from the "shoulder" are encouraged at 30-feet to reduce the impact on the street. Both NE 5th Avenue and NE 4th Street are less than 60-feet wide and the tower setback is proposed at 15-feet for each elevation. Due to the encroachment of balconies and architectural elements into the required setbacks, the setback is further reduced and does not meet the intent of this principle.		X		
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys. <b>Comment:</b> It is discouraged to have a curb cut on a primary street. Consider options to reduce or eliminate this curb cut on NE 4th Street.		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. <b>Comment:</b>				X
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor	X			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution. <b>Comment:</b> Additional information is needed on the plans to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.				X
B19	Mitigate noise pollution. <b>Comment:</b> See DRC Comments				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		X		



	<p>can coordinate tower placement as long as maintain 60-foot clearance.</p> <p><b>Comment:</b> While the podium meets the 35-foot setback from centerline of the street, proposed balconies and architectural elements extend a total of 5-feet into the required setback. Additionally, the tower also meets the 15-stepback requirement from the podium façade, however proposed balconies and architectural elements extend a total of 8-feet into the required setback. Per the ULDR, an extension of balconies and architectural elements are permitted to extend a total of 3-feet into the required setback and City Commission approval would be required for this request.</p>				
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	<p>The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation &amp; open space benefits) and sustainable roof treatments (environmental benefits).</p> <p><b>Comment:</b> Provide additional details for the amenity deck on the 7th floor rooftop plan.</p>				X
<b>QUALITY OF ARCHITECTURE</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				X
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors				X
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored				X
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.				X
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	X			
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			
<b>STOREFRONTS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	X			
SF3	Encourage durable materials for ground floor retail and cultural uses.				X
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	X			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			



SF6	Encourage pedestrian shading devices of various types (min 5 foot depth). <b>Comment:</b> Provide a ground floor cross-section showing location of trees, architectural elements (including ground floor awnings), and streetscape elements with clear dimensions and labels.				X
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls <b>Comment:</b> See DRC Planning Comments concerning north elevation.				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				
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.				
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. <i>-Non-residential:</i> 32,000 GSF floorplate max. <i>-Residential:</i> Buildings up to 15 floors: 18,000 GSF floorplate max. <i>-Residential:</i> Buildings over 15 floors: 12,500 GSF floorplate max.				
CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE INFORMATION NEEDED
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors. <b>Comment:</b> While the podium is 7 floors, and the tower meets the 15-stepback requirement, proposed balconies and architectural elements extend a total of 8-feet into the required setback. Per the ULDR, an extension of balconies and architectural elements are permitted to extend a total of 3-feet into the required setback and City Commission approval would be required for this request.		X		
2B *ULDR*	Maximum building height of 30 floors. <b>Comment:</b> Maximum building height is 30 floors. Provide clarification on plans for use of "Floor 30.5" and provide roof plan for "Floor 31."				X
2C *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. <i>-Non-residential:</i> 32,000 GSF floorplate max. <i>-Residential:</i> Buildings up to 15 floors: 18,000 GSF floorplate max. <i>-Residential:</i> Buildings up to 30 floors: 12,500 GSF floorplate max.	X			
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE INFORMATION NEEDED
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max				
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.				
3C *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. <i>-Non-residential:</i> 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. <i>-Residential:</i> 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>				
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	<p>Parking consistent with TOD Principles:</p> <p>Encourage structured parking with screening or liner building if parking provided.</p> <p>Surface parking should be configured into smaller lots rather than one large lot.</p> <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> <p><b>Comment:</b> See DRC Comments</p>				X
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> <p><b>Comment:</b> See DRC Comments</p>				X
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.			X	
T8	<p>Encourage green buildings, green site design and green infrastructure.</p> <p><b>Comment:</b> See DRC Comments</p>				X
T9	<p>Create attractive, active and safe multimodal systems.</p> <p><b>Comment:</b> See DRC Comments</p>				X

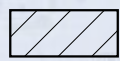
RAC-CC

RMM-25

RAC-EMU



# LEGEND

 Subject Site

## UDP-S22020 - Flagler SV - 501 NE 4 Street

