



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 26, 2022

**PROPERTY OWNER /
APPLICANT:** Flagler Sixth, LLC.

AGENT: Andrew Schein, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: Flagler Residence North

CASE NUMBER: UDP-S22033

REQUEST: Site Plan Level II Review: 241 Multifamily Residential Units and 47,227 Square-Feet of Commercial Use in the Downtown Regional Activity Center

LOCATION: 689 N. Federal Highway

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Yvonne Redding



Case Number: UDP-S22033

CASE COMMENTS:

Please provide a response to the following:

1. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
2. Show that the separation distance between exit access stairways for levels above the eight floor meet the requirements of sections of 403.5.1 and 1007 of the 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=C00R_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.



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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. Prior to Final Survey approval a 5' permanent Right-of-Way Easement will be required along east side of NE 5th Avenue, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I.
- b. Prior to Final Survey approval a 5' permanent Right-of-Way Easement will be required along south side of NE 7th Street, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I.
- c. Provide permanent Sidewalk Easement as appropriate along east side of NE 5th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along south side of NE 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- e. 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 Planning and 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/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Please provide engineering certificate for the vacation of NE 5th Terrace per ordinance. Otherwise, NE 5th Terrace shall be considered public right of way on plans and reviewed as such. Be advised, condition 1 of the ordinance, requires a 22ft utility easement dedication centered on both the 8" water main and 10" sewer main. Easement shall not be encroached by site improvements. Currently plans show only 20ft and not centered nor covers the mains.
3. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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.).

4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down gulls, fire hydrants, manholes, etc.
5. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
6. Proposed improvements located on sheet C-2 along the roadway between NE 5th Avenue and NE 5th Terrace encroach into the adjacent property. All improvements shall be contained within the site.
7. Discuss status of roadway between Parcel C and Parcel B indicating whether public or private.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Dimension Sight triangle at the corner of NE 5th Terrace and NE 7th Street.
9. Section D-D depicts elevations that do not coincide with the plan view proposed elevations. Please revise.
10. Sheets A-301 through A-303 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.
11. Please provide a plan depicting all Right-of-Way Easements, dedications, Sidewalk Easements and Maintenance areas.
12. Ensure sufficient height clearance is provided within garage for truck access.
13. Depict existing sidewalk adjacent to the development along NE 5th Ave and NE 7th Steet and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
14. 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.

15. Parking information located on sheet A-001 does not coincide with sheet CO. Information varies and is conflicting regarding required Loading Zones and Bike parking.
16. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. No backing into a public right-of-way shall be permitted for Type II loading zones.
17. All required loading shall be contained within site. In addition, the proposed loading area along NE 5th Avenue encroaches onto the visibility triangle.
18. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Indicate the difference between the proposed parking stall labels.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - d. A min. 12 feet wide lane must be provided on both sides of the proposed column for the parking garage ramp per ULDR Section 47-20.5.C.3.b.i. Depict on plans whether a raised separator or striping will be utilized to separate the lanes.
19. Discuss if private parking area will be separated from general parking area with gates.
20. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
21. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
22. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.
 - b. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
23. Proposed trees shall be installed a min. 4 feet behind proposed curbs (to face) when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.



24. The proposed pedestrian lighting along City Right-of-Way, requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
25. Water and sewer:
 - a. The proposed trees along NE 5th Ave are within 10' of the existing Watermain, from outside edge of utility to outside edge of mature tree trunk, as shown on the plans. Verify Location of Watermain and adjust Trees / Relocate Water Main accordingly.
 - b. Do not place any above ground obstructions within the proposed utility easements.

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 proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

26. Prior to issuance of final Certificate Occupancy, applicant shall coordinate Maintenance Agreement with the City (for property frontage along NE 5th Avenue and NE 7th Street inclusive of right of way easements). Proposed special improvements for this project within adjacent right-of-way to be maintained in perpetuity by property owner include: paver driveway, specialty sidewalks, lighting and landscaping including structural soil and irrigation.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

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

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-S22033

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area (SFHA)

GENERAL COMMENTS

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will become AE 6 flood zone.
The effective date of this change is not available at this time.



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CASE COMMENTS:

Please provide a response to the following.

1. 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. note on plans indicate " All pedestrian lights proposed on site are to be mounted at 10 feet AFG". Please verify if this includes light fixtures within the city right of way.
2. It was mentioned by city staff that the present configuration of NE 5th AVE may change due to code requirements. If so, please provide the additional streetscape materials for the site.
3. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans, that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. There appears to be conflict between proposed utilities and street trees along NE 5th AVE. Please shift the utilities as to place the street trees on 30 feet centers.
4. It was mentioned by city staff the swale that is paved on NE 5th AVE is within the site triangle and or proposed as a loading zone, is not allowable. If this area is to be redesigned with landscape materials, please include the corner palm shifted to the swale area along with other bulb-out landscape areas with shade trees.
5. As to the design Guidelines for Local Streets, along NE 7th Street please provide bulb-out landscape with no more than three continuous parking spaces in a row.
6. Please indicate previous tree removal permits on Landscape plan (PM-19042285 and PM-19022284) with their mitigation and how it is being provided.
7. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:



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CASE COMMENTS:

Please provide a response to the following:

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

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



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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 charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
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. Show containers on site plan. Trash room must accommodate trash and recycle containers.
9. 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.
10. Containers: must comply with 47-19.4
11. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
12. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

1. None



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CASE COMMENTS:

1. Pursuant to the traffic impact statement, this development will generate less trips than what was previously approved for this site in 2020 through case number R19037. The traffic study which was approved in 2020 indicated that it may be possible to extend the northbound left turn lane at US 1 and NE 6th Street by 100 feet to increase capacity allowing for proper queuing for this movement. Doing so would require the removal of landscaping in the median. Therefore, a condition of the traffic study approval as that prior to issuance of the building permit, the applicant shall receive a FDOT permit approval and shall perform any mitigation measures along N Federal Highway that are requested by the FDOT.
2. Include the previously approved traffic study as part of the traffic impact statement submittal.
3. For the safety of pedestrians/all non-vehicular traffic, please reduce the site of the curb cut and number of conflict points in this area. A relief island for pedestrians should be placed between the driveway and loading zone area.
4. Pursuant to Section 47-20.2. - Parking and loading zone requirements, 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.).
5. Revise table provided on site plan. The square footage provided in the table does not correlate with what is being shown on the plan.
6. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
8. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
9. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
10. Indicate what type of signage is proposed for the area that is striped along NE 5th Avenue. Please note loading and unloading cannot occur at this location.



11. ADA parking needs to be provided pursuant to the ADA design guide's minimum number of accessible parking spaces.
12. Per ADA guidelines, an accessible route must always be provided from the ADA parking to the accessible entrance. Relocate ADA accessible spaces to provide a more direct access to elevator without having to cross egress/ingress traffic.
13. Provide stop bar locations for garage circulation.
14. 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.
15. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
16. 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.
17. Sidewalks must be straight and direct pedestrians to clear path ways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
18. Ensure sidewalk is a minimum of 7 feet wide on **NE 5th Avenue, NE 7th Street and NE 5th Terrace**. 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.
19. Provide crosswalk facilities going north-south and east-west at the intersection of NE 5th Avenue and NE 7th Street to provide for pedestrian connectivity in this area.
20. Ensure sidewalk is a minimum of 10 feet wide on **Andrews Avenue**. 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.
21. 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.
22. 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: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center 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) 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. It is recommended that the notice to waive the 120-day timeframe be provided as soon as possible. The 120-day period will end November 3, 2022.
- 4) Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to residential unit availability at the time of DRC approval, and any remaining available 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 older Downtown RAC unit pools, such units shall be allocated before the allocation of unified flex units or newer pool. Staff will advise the applicant on the status of available units during the DRC approval process.
- 5) 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).
- 6) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
- 7) 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.

- 8) 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.
- 9) The proposed project does not meet certain Downtown Master Plan (DMP) requirements and design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable sections.

Please review the DRT comment report. Additional information is needed in-order to provide a full and adequate review of the project's compliance with the DMP.

Principles of Street Design

- a) NE 5th Avenue could accommodate additional on-street parking, relocate or reduce back of house and reduce proposed curb cut and loading areas.
- b) NE 5th Avenue could accommodate additional street trees and shading devices.
- c) Palms should be provided at all street intersections.

Principles of Building Design

- a) Provide stepback dimension from edge of podium to tower, not from the property line.
- b) The maximum podium height in the Near Downtown Character area is 7 floors. The structures above the 7th floor are considered towers and should be treated as such.
- c) The proposed stairwells along NE 7th Street create obstructions along the pedestrian path and create dead spaces in an area which could highly benefit from additional pedestrian amenities.

Quality of Architecture

- a) Provide additional images of real life examples of the façade treatments and accurately depict them on the renderings.
 - b) Provide additional ground level perspectives and include residential lobby and grocery store entrance.
- 10) Address the following comments as required by the DMP guidelines:
 - a) Provide clear stepback dimension from the face of the podium to the face of the tower.
 - b) Townhomes above the 7th floor create a second tower situation, provide dimension of separation, floor plate size and stepback measurements.
 - c) Provide pedestrian shading devices, street trees, minimal curb cuts along the public ROWs.
 - d) Provide additional ground floor (pedestrian level) renderings to accurately depict the building entrances to the grocery store, residential lobby and associated retail uses.
 - 11) Discuss outstanding conditions which are associated with the previously approved ROW vacation.
 - 12) Discuss with engineering staff if there is a required dedication along NE 5th Avenue. That will affect your building envelope as the building setback line will change to reflect the dedication.
 - 13) The Civil plan sheets do not match the architectural plan sheets. Please revise appropriately.
 - 14) Loading zones are not permitted to backout into the right-of-way (row) or use the ROW as parking.
 - 15) Provide truck turning template plan for typical trucks and sanitation services to ensure proposed circulation can be achieved.



- 16) The proposed 25 x 25 corner chord appears to affect the proposed on-street parking.
- 17) Provide the following changes on the site plan:
 - a) Reduce curb cut length along the west (NE 5th Avenue) property line, adjacent to the public ROW.
 - b) Internalize the proposed trash service.
 - c) Relocate loading activities away from residential development to the west.
 - d) Internalize the proposed stairwells along NE 7th Street.
 - e) To maintain a consistent streetscape and pedestrian environment along NW 7th Street, discuss streetscape improvements with the Transportation and Mobility representative.
 - f) Provide width of sidewalk clear path, the minimum requirement is 7 feet clear. Measure from all door openings, tree grates and other proposed improvements on the sidewalks.
- 18) Provide the following on the elevation plan:
 - a) Show measurements from property line to face of building. Additionally, include stepback measurements above the shoulder to the tower.
 - b) Provide tower separation measurements between the towers on the development site, as well as on adjacent properties.
 - c) Provide details of the parking garage screening material including images or pictures of actual product and application of such, as well as percentage of openness.
 - d) Provide more articulation or change of materials to break up the façade of the podium.
 - e) Provide additional details for the rooftop screening and proposed lighting. It appears that the mechanical equipment facing to the north are exposed.
- 19) Provide additional graphics (e.g. cross sections) depicting and dimensioning shading devices and overhangs as they affect the pedestrian realm on the ground floor plan.
- 20) Provide contextual plan depicting the adjacent buildings to ensure consistency of building setbacks along NE 5th Avenue. Provide additional rendering of project as it relates to the existing neighborhood to the west.
- 21) Maintenance Agreement: Applicant shall be required to execute a maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.
- 22) Provide an Open Space Diagram, the data table should reflect the breakdown requirements of Section 47-13.20.E. Vehicular areas cannot be included in the calculations and open space areas on the amenity levels have to be accessible to be counted.
- 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) Roof plan indicating the location of all mechanical equipment with 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 dashed lines;
 - c) Provide screening product material including images and/or sections of actual product and application; and
 - d) Elevation drawings graphically illustrate that the equipment will be visible through the glass which is not permitted.



- 24) Coordinate with the Floodplain Manager, Richard Benton, for floodplain inquiries. (Email: RBenton@fortlauderdale.gov, Phone: 954-828-6133). Section 60.3(c)(3) of the NFIP regulations states that a community shall:
- “Require that all new construction and substantial improvements of non-residential structures within Zones AI-A30, AE, and AH on the community’s FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level, or (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.”
 - Below-grade parking garages are permitted beneath non-residential buildings in Zones A1-A30, AE, and AH provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards provided above in Section 60.3(c)(3)(ii). Only below-grade parking garages in non-residential buildings that are dry floodproofed are permitted under the NFIP.
 - Guidance on floodproofing is provided in the FEMA manual “Floodproofing Non-Residential Structures” and in Technical Bulletin 3, “Non-Residential Floodproofing — Requirements and Certification.”
- 25) 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.
- 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) 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>.

GENERAL COMMENTS

- 28) Please note any proposed signs will require a separate permit application.
- 29) 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.
- 30) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 31) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



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-DRT20212	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:	Flagler North	
PROJECT ADDRESS:	689 N. Federal Highway	
REVIEW DATE:		
CASE PLANNER:	Yvonne Redding	
CONTACT INFORMATION:	954-828-6495	

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. Comment:	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials. NE 5 Ave could accommodate on-street parking		X		
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Coordinate with TAM				X
S5	Maximize street trees on all Downtown Streets. NE 5 Ave could accommodate additional street trees		X		
S6	Encourage location of primary row of street trees between sidewalk and street. Palms at the corner	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.	X			
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet	X			
S9	Encourage shade trees along streets, palm trees to mark intersections. Palms needed to mark the corner				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. Provide curb radius on site plan.				X
S12	Discourage curb cuts on "primary" streets. Curb cut along 5 th Avenue seems excessive and should be placed on the secondary streets.		X		
S13	Encourage reduced lane widths on all streets.	X			
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	X			
S16	Bury all power lines in the Downtown Area.				X
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	X			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.				



B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). Townhouse units exceed maximum podium height May need to ask for podium height or Provide real life examples for the materials		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 stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street. Measure setback from face of podium to face of tower.		X		
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys. Loading area does not meet intent		X		
B10	Encourage main pedestrian entrance to face street. Grocery store entrance and residential lobby entrance should face the public ROWs.		X		
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types. Provide shading devices along 7th and 5th.		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 Provide details of ground floor uses and treatment				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.				XX
B19	Mitigate noise pollution.				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.	X			
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart. More information needed as the townhouse units above podium may be considered an additional tower above the podium.				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



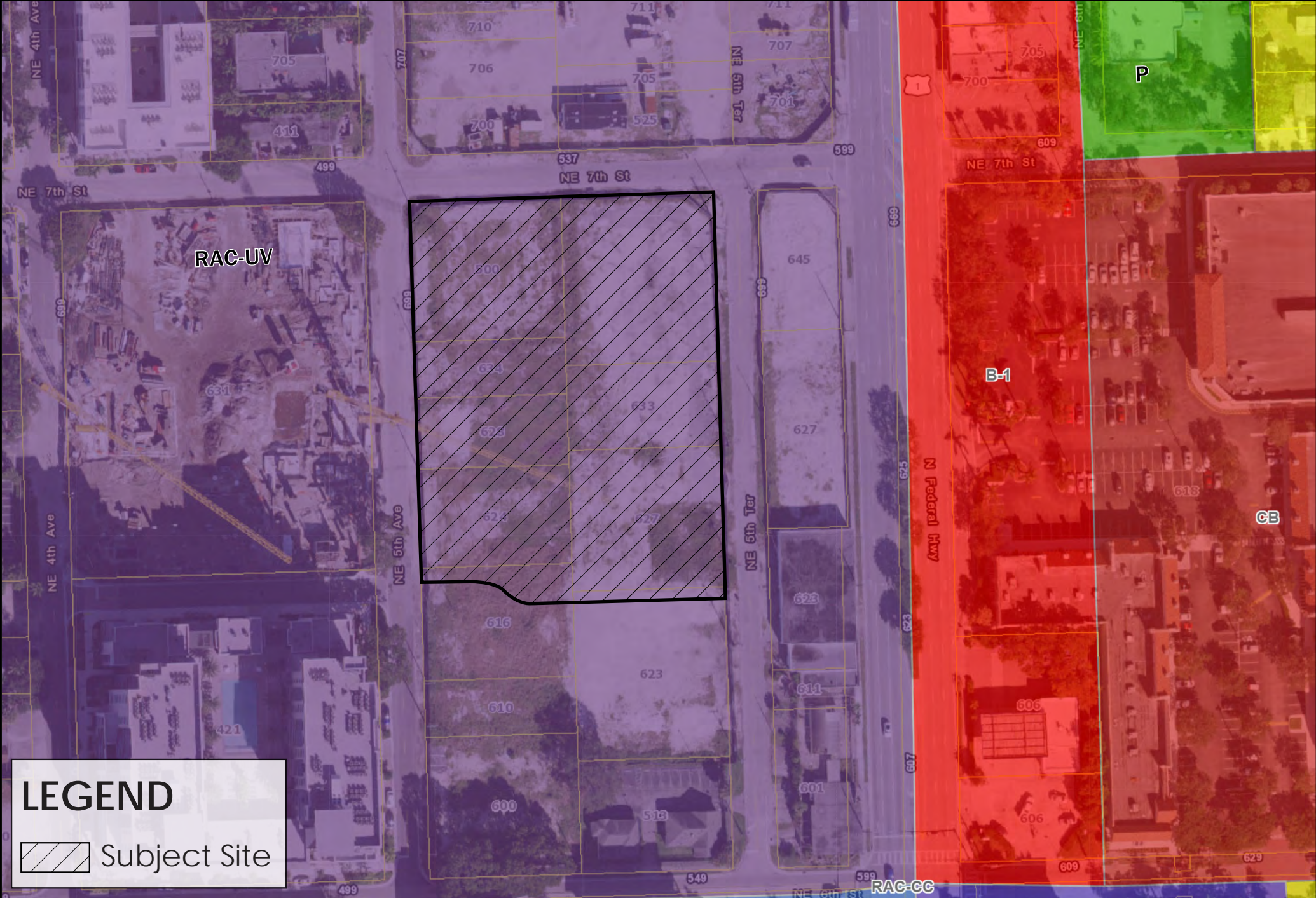
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. Screen mechanical equipment Screened from view from all views				
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.	X			
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors More info on material #5 – provide real image #7 does not accurately depict the rendering				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 See Q3 – and provide depth of scoring on garage				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. See Q3				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. See Q3				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. See Q3				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). Add along 5 th better use of shading devices on 7 th				
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls	X			
SF8	Encourage well-designed night lighting solutions Additional night time rendering Renderings not accurate				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. -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.				
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. Need information on townhomes above 7 floors				X
2B *ULDR*	Maximum building height of 30 floors.	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. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: 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. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. -Residential: 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.				
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. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles				
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.				
T8	Encourage green buildings, green site design and green infrastructure.				



LEGEND

 Subject Site

UDP-S22033 - Flagler Residence North - 689 N Federal Hwy.

