



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 26, 2022

**PROPERTY OWNER /
APPLICANT:** Levy Ft. Lauderdale Holdings, LLC.

AGENT: Robert Lochrie, Lochrie & Chakas, P.A.

PROJECT NAME: 4 NW 7

CASE NUMBER: UDP-S22012

REQUEST: Site Plan Level II Review: 168 Multi-Family Residential Units and Associated Parking Reduction in Northwest Regional Activity Center

LOCATION: 4 NW 7th Street

ZONING: Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Jim Hetzel

Case Number: UDP-S22002

CASE COMMENTS:

Please provide a response to the following:

1. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC.
2. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
3. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006
4. Show that all interior exit stairways discharge directly to the exterior of the building leading to the public way FBC 1028.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: UDP-S22012

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 NW 1st Avenue and south side of NW 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that is located beyond public Right-of-Way and/or Right-of-Way Easement dedication per the City's Northwest RAC Master Plan guidelines as appropriate; show/label delineation in the plans.
- b. Provide 10' x 15' (minimum) permanent Utility Easement for the 4-inch water meter located within the proposed development (for City Maintenance access); show/label delineation in the plans as appropriate. The limits of the easement shall extend to the property line to ensure City access to the easement.

CASE COMMENTS:

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

1. Provide a current signed and sealed boundary and topographic survey 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 Existing property boundary delineated in proposed development plans shall be consistent with that shown in corresponding survey.
2. Discuss disposition of power poles and down-guys located in City right-of-way along NW 7th Street and NW 1st Avenue and label on plans accordingly. Provide confirmation letter from FPL (and additional utility owners as needed) to ensure the existing utilities will be relocated outside the sidewalk clear path. In addition, discuss and label the disposition of the existing City stormwater inlet at the southeast corner of the NW 1st Avenue and NW 7th Street intersection.
3. Proposed structures (i.e., private storm drain infrastructure) shall not be constructed within the limits of the proposed sidewalk easement along NW 1st Avenue and NW 7th Street.
4. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88).
5. 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.
6. Label existing/proposed stop sign and bar along right of way adjacent to the site and on driveway connections to right of way as applicable.
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) and streets with streets (25' measured from intersection point of extended property lines). 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.



8. Provide and label typical roadway cross-sections for the proposed development side of NW 7th Street and NW 1st Avenue at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Please note that per the Northwest RAC design guidelines, public sidewalk along secondary streets shall have a clear width of 7.5 feet. Concrete sidewalk shall also continue across driveway access points.
9. Discuss access to dumpster enclosure/trash pick-up access requirements. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
10. Sheets A200 to A202 & A301 (Building Elevations): Show and label existing right-of-way line and proposed easement boundaries. Label vertical clearance (minimum 14') above public access sidewalks along NW 1st Avenue and NW 7th Street, if any building overhang is proposed. Please be advised that any permanent encroachment into the City's Right-of-Way including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
11. 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). All projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
12. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.
13. 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).
14. Conceptual Paving, Grading, and Drainage Plan
 - a. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
 - b. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets water quality, and the 10-year/1-day storm event drainage criteria).
 - c. Show the proposed Drainage within Public R/W on the Landscape plans in order to determine the 10-foot clearance requirement.



- d. Remove the pavement from the semi-circle area.
15. Water and Sewer.
 - a. Remove the Proposed Backflow preventor from proposed utility easement.
 - b. The Utility easement needs to extend to the R/W Line.
 - c. Ensure the Utility Easement is free from all above ground obstructions.
 - d. The perimeter trees should not be within 10 feet of the existing watermains.
 - e. Proposed trees are within 10 feet of proposed service / lateral connections.
 16. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A minimum of 5 feet and 10 feet horizontal clearance is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to/from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
 17. 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. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. Label drive aisle widths on all levels.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - d. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
 18. 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 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
 19. Proposed trees shall be installed a minimum of 4 feet behind proposed curbs when adjacent to travel lanes and minimum of 6 feet away from adjacent travel lanes when no curb is present.
 20. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.



Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

21. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
22. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
23. 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.
24. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showpublisheddocument/30249/637770515711070000>.
25. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S2212

CASE COMMENTS:

Please provide a response to the following:

1. **Elevation of structure not provided. Structure required at minimum 7 ft NAVD.**
FFE of ground level at minimum 7 ft NAVD.
2. **Garage below grade parking. Construction of below-grade parking garages is prohibited beneath residential buildings in Zones AE and AH.**
Structure is considered mixed used. Below grade parking is allowed.
3. All area of building below BFE+1 (7 ft NAVD) are required to be dry floodproofed.
4. Air pump in Bike Room requires component protection.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Refer to NFIP Technical Bulletin 6-93: Below Grade Parking Requirements for Buildings Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program
2. Refer to NFIP Technical Bulletin 3: Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings.
3. Building is currently in AH 6 flood zone. Preliminary Map shows building will remain at BFE of 6 .
4. Additional Comments may follow pending submittal of complete plan set.



Case Number: UDP-S22012

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply. Those that are good candidates to save by relocation should be, please investigate saving those candidates by relocation.
2. The NWRAC Design Guidelines call for shade tree street trees in landscape bulb-outs for the on-street parking after every 2 parking stalls along Secondary Streets. Please provide an additional bulb-out along NW 7th Street to break up the continuous row of parking stalls.
3. As to design guidelines, please propose required trees adjacent to each on-street parking stall and within each bulb-out.
4. Underground utilities are creating a conflict with the streetscape.
 - a. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
5. Please investigate and propose the use of a Soil Cell system for the required streetscape as to the conflict that the existing off-site and the proposed on-site underground utilities are creating along NW 7th Street and NW 1st AVE. Off-site use of a Soil Cell system will need approval from Public Works and Engineering Departments. If approval is not obtained, alternative solutions for the required streetscape will need to be proposed.
6. On-site shade trees require a minimum 15 feet horizontal clearance from a structure whereas flowering trees require a minimum 7.5 feet. Please indicate on the plans with the measured distance from the trunk of tree to the structure for those on the back side of the development.
7. As per Section 47-21.13.B.1.a. There shall be at least one (1) tree for each one thousand (1,000) square feet of net lot area or portion thereof. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty (20) percent of the trees shall be shade trees.
8. Please provide the Vehicle Use Area square footage and the Landscape requirements of 47-21. for the VUA.



GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering Department's review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S22012

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid waste collection shall be from a private loading dock.
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Trash Room services will be handled by private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Recommend trash chute accommodate recycling.
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S21054

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. A parking study will be required for the parking reduction request as per the site plan. 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.
3. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
4. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
5. 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.
6. Illustrate clear sight triangle for the intersections and driveways.
7. 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.
8. 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.
9. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
10. Sheet A-101 Loading area shown does not appear accessible. Autoturn shows truck driving through the buildings structure to exit.



11. Parking reduction documents provided state 302 parking stalls, plan set table shows 282 parking stalls, please revise.
12. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: UDP-S22012

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Northwest Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Be advised that development applications requesting residential dwelling units in the Northwest RAC are subject to unit availability at the time of site plan approval. There are 3,467 units currently available in the Northwest RAC, which are allocated on a first come, first served basis.
4. The project is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
5. The project is subject to Broward County Public School Concurrency review, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
6. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
7. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
8. The project does not meet certain Northwest Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.29, Section 47-13.31 and Section 47-13.52, respectively. Staff has commented below under the applicable category.



Principles of Street Design

- a. There are street sections that conflict in design. Sheet G007 compared to Sheets L-231 and L-232. Revise the street sections to clearly reflect the limits of improvement proposed to be constructed with this project and also provide a setback dimension;
- b. Coordinate with Transportation and Mobility Department regarding any planned bicycle lanes that would impact the cross sections; and
- c. According to the survey, there are overhead power lines located along both street frontages that are to be placed underground and will require coordinate with other design requirements; e.g. landscape. Provide information on the coordination to underground and provide drawing details that depict location of such in relation to street trees and buildings. Staff recommends cross section drawings.

Principles of Building Design Standards

- d. B-2, parking garage west façade is not fully screened consistent with NWRAC design requirements;
 - e. B-4, the proposed location of open space is not aggregated as indicated in the design standards;
 - f. B-5, staff recommends the sidewalk width along NW 7th Street be increased to 10 feet due to the anticipated increase in pedestrian activity connecting Andrews Avenue toward the west;
 - g. B-8, the maximum streetwall length is 150 feet unless the physical design varies and significant articulates. Provide detailed axonometric drawing that demonstrates compliance. Other dimensions aspects can be identified on the drawing as well;
 - h. B-9a, building height may be effected by any grade changes due to FEMA requirements. Any design elements such as stairs and ramps need to be depicted on the site plan and elevations;
 - i. B-9c, provide the tower separation at closest point;
 - j. B-9d, minimum first floor to ceiling distance of 15 feet is not being provided as the distance should be measured to the ceiling not to slab for level 2;
 - k. B-10, provide stepback distance on the building elevations as it appears there are encroachments;
 - l. B-15, provide additional high-quality building material for the lower two levels;
 - m. B-17, provide detail drawings for the architectural treatments and elements for the podium level including the custom framing, score line depth and width, etc.; and
 - n. B-21, provide pedestrian shading along both street frontages.
 - o. The lower level (first floor) should contain a double story height from ground to ceiling. This does not need to extend the full length of the building frontage, rather it can be placed in strategic locations in the project based on the overall design such as building corners or entrance areas.
9. Provide the following changes on the site plan:
- a. The west tower entrance seems disconnected from the other active parts of the site and may present CPTED related issues regarding safety given the street dead ends. Furthermore, the west tower has a significant amount of residential units fronting the FEC railroad tracks which may not be the best location for the long-term viability of those units especially those units located on the lower levels. Relocate the west tower entrance closer to the northwest corner of the site;
 - b. The proposed dog park should be relocated to the southernmost portion of the site to take advantage of the unbuildable space along the south property line. The northeast corner, where the dog park is currently proposed, should contain live-work units or east tower entrance to activate the corner; and
 - c. In conjunction with above items, relocate the refuse access into the site toward the south and ensure truck movements can be made and not conflict with building.
10. Provide the following changes on the building elevations:
- a. Lower pedestrian level should contain building material similar to the top of the building;
 - b. Provide close-up detail drawing of the lower level with building material identified;
 - c. Provide close-up detail drawing of building elevation that contains the custom framing system;



- d. Verify if site will be subject to FEMA increased finish floor requirements and reflect such on the elevation drawings;
 - e. First level floor to ceiling height is not being measured correctly; and
 - f. Provide adequately screening of the garage.
11. Provide additional renderings from a pedestrian level perspective along street frontages and other various viewpoints including the northeast corner. Ensure the renderings are consistent with the elevations as there are inconsistencies. Also ensure the existing context is accurately depicted.
 12. Sheets L-231 and L-232, clarify the limits of improvement to be completed in association with this project.
 13. Pursuant to ULDR Section 47-19.2.Z, All rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
 - a. Provide detail drawing(s) with spot elevations of roof plan depicting adequate screening of roof mounted equipment;
 - b. Ensure the screening material is made of durable material and also meets the DMP tower design requirements; and
 - c. Describe in detail the proposed use of the rooftops as there appears certain areas proposed for active use. In addition, there should be consideration given to activating the residential tower roof level given the building will be the tallest in the vicinity.
 14. Provide legible photometric plans. 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. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees.
 15. 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.
 16. It is recommended the following bicycle-related comments be addressed:
 - a. Bicycle parking and storage is insufficient for this project. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data;
 - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended;
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons.
 17. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, and whether the project is located along a planned bike network.



18. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
19. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.
20. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes.

21. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
22. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
23. Additional comments may be forthcoming at the DRC meeting.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: NWRAC-MU Illustrations of Design Standards | Rev. 3/22/2021

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-DRT22005	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:	4 NW 7 th Street Progresso Village	
PROJECT ADDRESS:	4 NW 7 th Street	
REVIEW DATE:	4/4/2022	
CASE PLANNER:	Jim Hetzel	
CONTACT INFORMATION:	jhetzel@fortlauderdale.gov	

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

STREET DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.	X			
S-2	Development above right-of-ways (air rights) does not occur.			X	
S-3	Streets have reduced lane widths.			X	
S-4	Traffic calming is utilized rather than barricading streets.	X			
S-5	On-street parking is maximized on all streets.	X			
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network. Comment: Coordinate with Transportation and Mobility Department.				X
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.	X			
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.	X			
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. Comment: Indicate lines will be buried with note on site plan.				X
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees).	X			
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.	X			
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.	X			
S-13	Drive-thrus are avoided in most cases.			X	



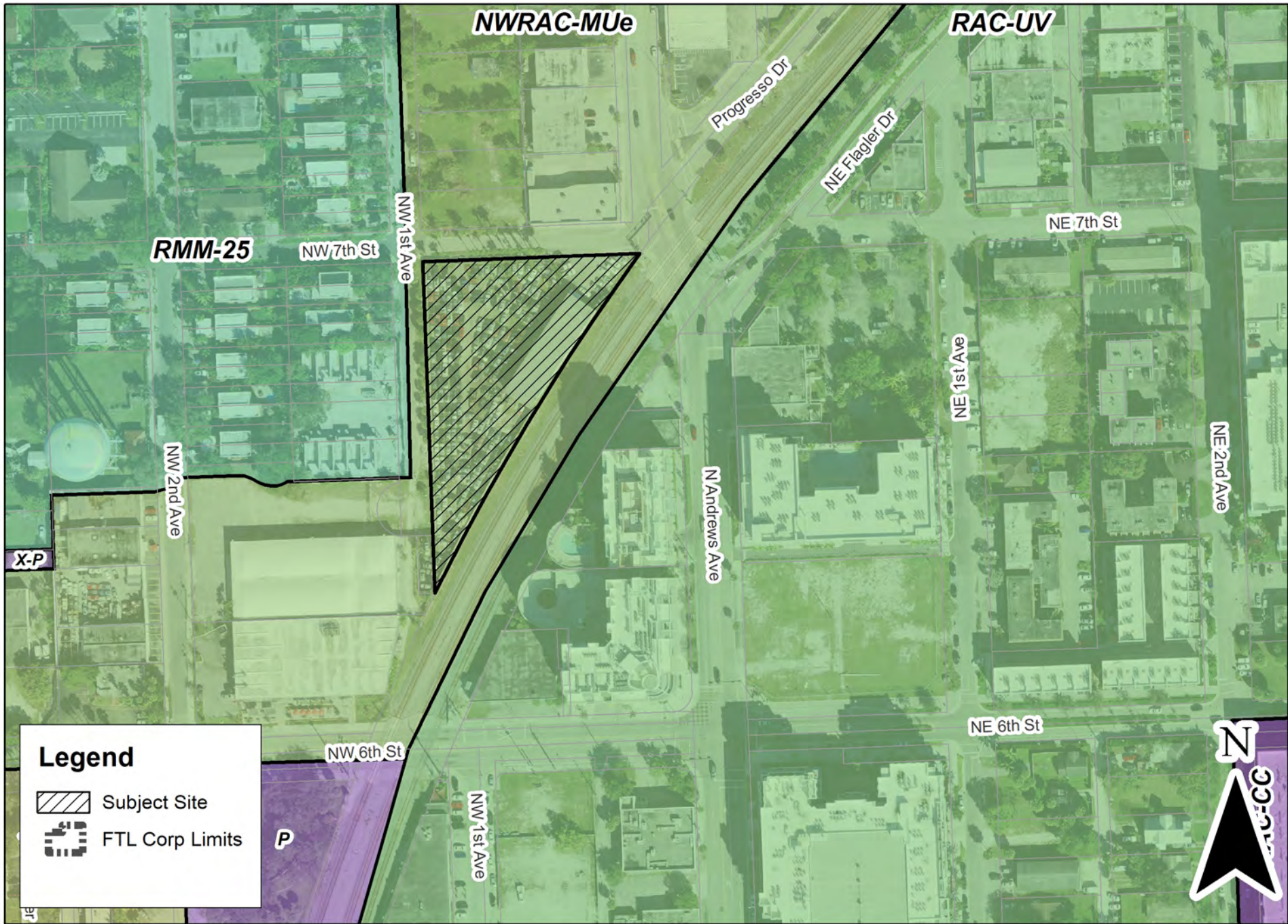
BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.	X			
B-2	Structured parking design is well integrated into the overall building design. Comment: See DRC comments.		X		
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street. Comment: See DRC comments about location of entrance for West Tower.	X			
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses. Comment: See DRC comments about location of open space.		X		
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <u>Primary Street:</u> The building frontage abutting a Primary Street should be built to the property line. <u>Secondary Street:</u> The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line. Comment: Both frontages are secondary streets. The setback along NW 7th Street should be increased to allow for a wider sidewalk.	X			
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <u>Side / Rear Yard Setbacks:</u> 0 feet* *15 feet when abutting existing residential	X			
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights. Two stories or 25-feet minimum Five stories or 65-feet maximum	X			
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall. Comment: See DRC comments.		X		
B-9a	Buildings do not exceed maximum height dimensions. <u>NWRAC-MU_{ne} and those properties that are located east of NW 2nd Avenue within the NWRAC-MU_e</u> Permitted Maximum Height up to, but no higher than 120 ft. <u>NWRAC-MU_e west of NW 2nd Avenue</u> Permitted Height up to, but no higher than 65 ft. Max Height up to, but no higher than 110 ft * <u>NWRAC-MU_w</u> Permitted Height up to, but no higher than 45 ft. Max Height up to, but no higher than 65 ft* * Structures exceeding the permitted height threshold of the NWRAC-MU _e , and NWRAC-MU _w shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B Comment: See DRC comments.				X
B-9b	<u>Maximum Floorplate:</u> Commercial 32,000 square feet Residential 12,000 square feet	X			
B-9c	<u>Minimum Tower Separation:</u> 40 feet (depending on floorplate) Comment: Provide distance at closest point.				X
B-9d	<u>Minimum First Floor Height:</u> Fifteen (15) feet Comment: Measurement should be from floor to ceiling of the first floor not slab of second floor.		X		



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-10	<p>Towers do not exceed minimum setback dimensions and maximum floorplate area.</p> <p>Minimum Tower Setback Front Corner Side Rear <i>Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate</i></p> <p><i>Secondary Street: 15 feet 15 feet [Dependent on floorplate]</i> Comment: Provide distance on building elevations. Note setback is measure from the face of the building not property line.</p> <p>Maximum Floorplate / Minimum Tower Setback <u>Commercial</u> 32,000 square feet / 30 feet side and rear setback 20,000 square feet / 25 feet side and rear setback 16,000 square feet / 20 feet side and rear setback</p> <p><u>Residential</u> 12,000 square feet / 30 feet side and rear setback 10,000 square feet / 25 feet side and rear setback 8,000 square feet / 20 feet side and rear setback</p>				X
B-11	<p>Where buildings abut existing residential development a transition zone shall be established. <u>Minimum Yard Setback: 15-feet</u> <u>Maximum Shoulder Height: 45-feet</u> <u>Minimum Tower Setback: 15-feet</u></p>			X	
B-12	<p>Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street". Comment: See DRC comments.</p>	X			
B-13	<p>Towers contribute to the overall skyline composition. Comment: See DRC comments.</p>	X			
B-14	<p>Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.</p>	X			
B-15	<p>Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship. Comment: See DRC comments regarding lower pedestrian level.</p>		X		
B-16	<p>Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.</p>	X			
B-17	<p>Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level. Comment: See DRC comments regarding lower pedestrian level.</p>		X		
B-18	<p>The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing <u>Primary Streets – minimum 60%</u> <u>Secondary Streets – minimum 50%</u> Comment: See DRC comments regarding detail drawing.</p>			X	
B-19	<p>Buildings with historic value are preserved and utilized for Adaptive Reuse.</p>			X	
B-20	<p>Environmental Architectural Design that responds to the unique nature of the South Florida environment.</p>	X			
B-21	<p>Pedestrian shading devices, of various types, are provided along the façade of buildings. Comment: See DRC comments regarding detail drawing.</p>				X



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.			X	
B-23	In residential buildings, ground floor units have individual entrances.	X			
B-24	Balconies and bay windows animate residential building façades	X			
B-25	The 'Fifth Façade' of a building is treated as part of the total design.	X			
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.				X
B-27	Noise pollution as a result of building design is mitigated.				X



UDP-S22012

