



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 29, 2022

**PROPERTY OWNER /  
APPLICANT:** 116 SE 6th Court Towers, LLC.

**AGENT:** Stephanie Toothaker, Esq.

**PROJECT NAME:** 101 SE 7th Street

**CASE NUMBER:** UDP-S22056

**REQUEST:** Site Plan Level II Review: 630 Multi-Family Residential Units and 5,682 Square-Foot of Commercial Use in the Downtown Regional Activity Center

**LOCATION:** 101 SE 7th Street

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

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Trisha Logan



Case Number: UDP-S22056

**CASE COMMENTS:**

Please provide a response to the following:

1. Show that the separation distance between exit access stairways for levels above the amenity level meet the requirements of section 1007 of the FBC.
2. Show that interior exit stairways above the amenity level are separated by a distance not less than 30 feet or not less than one-fourth of the length of the maximum overall diagonal dimension of the building per section 403.5.1 of the FBC.
3. Show that the openings in the exterior walls on the East and South/East Elevations meet the requirements of Table 705.8 of the 2020 FBC.

**GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC 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://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**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:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

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



Case Number: UDP-S22056

**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 north side of SE 7<sup>th</sup> 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.
- b. Provide permanent Sidewalk Easement as appropriate along east side of SE 1<sup>st</sup> 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.
- c. Provide permanent Sidewalk Easement as appropriate along south side of SE 6<sup>th</sup> Court 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 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

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

1. 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. 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.).



3. 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 guys, fire hydrants, manholes, etc.
4. Southeast 7th Street roadway design shall consider deflection angle at its interstation with Southeast 1st Avenue. Westbound travel lane shall be horizontally deflected east of Southeast 1st Avenue to eliminate existing/proposed thru intersection deflection.
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. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
7. Provide and label typical roadway sections, showing the existing Right-of-Way boundaries adjacent to the proposed development along SE 7<sup>TH</sup> Street, SE 1<sup>st</sup> Avenue and SE 6<sup>th</sup> Court; also show proposed Right-of-Way Easement, Sidewalk Easement as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.
8. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
9. 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.
10. Depict existing sidewalk adjacent to the development along SE 7<sup>TH</sup> Street, SE 1<sup>st</sup> Avenue and SE 6<sup>th</sup> Court and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
11. 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.
12. For all levels in the parking garage:
  - a. Show and label total number of parking stalls per floor.
  - b. 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. Please dimension stalls.
13. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at



intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.

14. Drainage system control elevation shall not be lower than perimeter condition. Calculations do not meet the design criteria.
15. 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).
16. 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.
17. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
18. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
19. 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.

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.



Case Number: UDP-S22056

**CASE COMMENTS:**

Please provide a response to the following:

1. 2014 Existing Map 0.2 X.
2. Proposed finished floor elevation of 7.0 ft NAVD/Dry floodproofing of retail area to 7.0 ft NAVD is sufficient for compliance of future changes to flood map.  
\*No response required.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone to change from 0.2 X to AE-6.
2. Refer to Technical Bulletin 3: Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings
3. Refer to Technical Bulletin 7-93: Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program.
4. Additional comments may follow pending submittal of complete plan set.



Case Number: UDP-S22056

**CASE COMMENTS:**

Please provide a response to the following.

1. Due to requirements of SE 7<sup>th</sup> Street, it appears that a reconfiguration of the streetscape is to be provided. Please continue to provide streetscape as to the Downtown Design Guidelines with the SE 7<sup>th</sup> Street design changes.
2. Along with the tree and palm survey, please provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
3. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees and palms for relocation.
4. Please provide tree and palm mitigation in equivalent replacement and equivalent value and how the mitigation is being provided.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to the city web page to assist in providing the mitigation.
5. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
6. The tree survey and disposition sheets indicate trees and palms for removal on the neighboring property. Please provide these trees and palms as a category separate from this site's trees and palms with separate mitigation calculation requirements. Approval is required from the neighboring property owner for any work done on these neighboring properties. Approval from neighboring property owner to consist of a letter granting permission to enter their property for work to take place. Approval letter from neighboring property owner is to be signed, dated, and notarized. Equivalent replacement of trees and palms removed from 200 SE 6<sup>th</sup> Court and 100 SE 6 Court may only be provided as reinstallation back on 200 SE 6<sup>th</sup> Court and 100 SE 6 Court and payment into the city Tree Canopy Trust Fund. Trees and palms proposed for removal located on 200 SE 6<sup>th</sup> Court and 100 SE 6 Court count towards this site's vehicle use area tree requirements, a separate installation plan and permit may be required.
7. It appears that some of the existing neighboring trees and palms are large, desirable trees. As per Section 47-21.15.A.3. talks about effort in designing around such trees as to save them by modification of plan. Modification of the site plan may be required to lessen the impact to neighboring trees as not to put them into a violation of tree abuse.



8. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance. Please provide root-barriers when under these minimum horizontal off-sets are less than asked for. Situations such as along SE 7<sup>th</sup> Street and SE 1<sup>st</sup> AVE in which the proposed drainage utility is creating the conflict, the utility is to be redesigned to allow proper placement of trees.
9. Please provide Structural Soil Detail and composition. While demonstrated hashing is on the landscape plan, please also include site and civil plans as to the extent of use of the Structural Soil.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. please show light fixtures with the measure clearance on Landscape plan.
11. North side of the driveway along SE 1<sup>st</sup> AVE are two proposed Cordia trees. These two trees may pose a situation of visibility blockage of pedestrian traffic, please reconsider this location, and provide tree or palm with a minimum 7 feet canopy height clearance. If flowering tree proposed, please propose with a 40% trunk to 60% canopy ratio preferred – minimum 50% trunk to 50% canopy accepted.
12. Please place the corner palms closer to the intersection, as to Design Guidelines, whereas additional shade tree street trees may be proposed. 20 feet between corner palm and street tree supported by the Department.
13. Please provide an overlay sheet with measured areas and calculations demonstrating open space and landscape area at grade is being met.
14. 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:

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 do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.





**Case Number:** UDP-S22056

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. 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.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the parking garage, pool, and common areas. These should be easily identifiable and accessible.
10. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. 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 arrangement for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22056

**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 per the City's residential routing schedule.
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 from a private loading area.
8. Confirm where the collection will take place within the site.
9. 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).
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
12. Show containers on site plan. Trash room must accommodate trash and recycle containers.
13. 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.
14. Containers: must comply with 47-19.4
15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

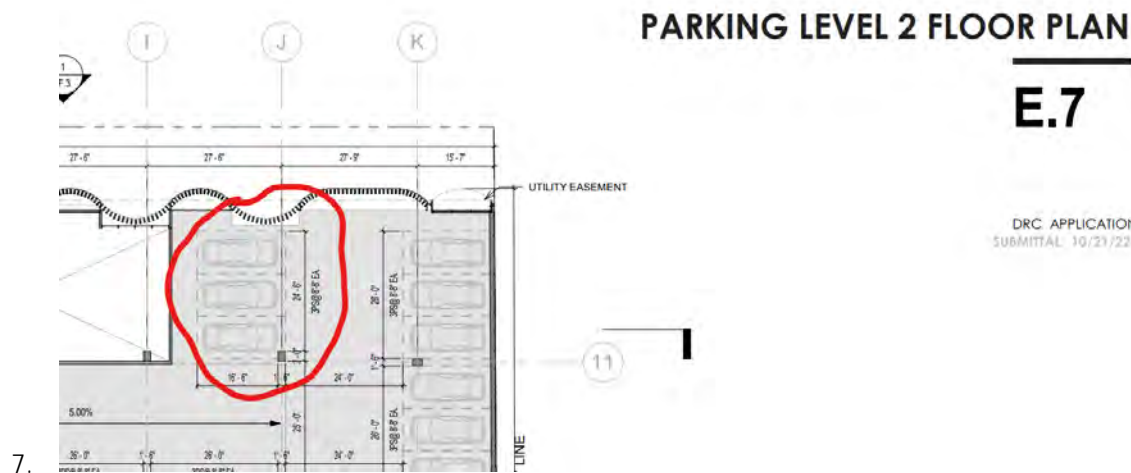
1. None



Case Number: UDP-S22056

CASE COMMENTS:

- 1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If 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. Coordinate with engineering staff on geometrical requirements of SE 7th St & SE 1st Ave intersection. The intersection will need to be modified from what is being proposed in order to safely transition vehicular volumes through the intersection.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
5. 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 each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
6. The three parking stalls on the northeast corner of the parking garage on sheet E7 do not meet the parking dimensional requirements and it appears a column is within the dimensioned area see image below. Please correct the dimensions so that they meet our city requirements.





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.
9. 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.
10. Illustrate the upstream and downstream driveway and intersection sight triangle requirements in Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.  
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
11. Provide a minimum of 7 feet wide on **SE 7<sup>th</sup> St**. 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.
12. Provide a minimum of 7 feet wide on **SE 6<sup>th</sup> Ct**. 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.
13. Provide a minimum of 7 feet wide on **SE 1<sup>st</sup> Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
14. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
15. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible 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.
16. 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.
17. 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-S22056

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
3. Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and 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 the Downtown RAC unit pool, such units shall be allocated first before the allocation of unified flex units. Application submittal does not guarantee unit availability. Staff will advise the applicant on the status of these units during the DRC approval process.
4. Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5018).
5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
6. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
7. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process. (For more significant projects, RAC, etc.) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
8. 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.
9. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
  10. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-City Commission sign-off.
  11. Update the site data information on the Site Plan, Sheet C0, to address the following:
    - a. Provide a breakdown on residential unit sizes for the project including number of bedrooms. Note, minimum unit size is 400 square feet; and
    - b. Provide a breakdown of type of vehicle parking spaces (i.e. standard, compact, motorcycle, etc.)
    - c. Update number of parking spaces indicated on site plan where it states "951 total parking spaces." Data table indicates 713 spaces are to be provided.
  12. The project does not meet certain Downtown RAC dimensional requirements and Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. If the applicant is proposing to deviate from such, the applicant must identify alternative design solutions which demonstrate and maintain the overall design intent. Applications proposing alternate design solutions are subject to City Commission approval. Staff has commented below under the applicable category and has provided images to assist the applicant:

#### Principles of Street Design

- a. **S8**, Provide more information on placement of trees along SE 6th Court. It appears that there may be a conflict between columns and trees.
- b. **S11**, Curb radius at SE 7th Street and SE 1st Avenue exceeds preferred maximum, reduce the curb radius in this location. See additional comments on this corner under S15.
- c. **S15**, The Plat for this parcel, "Quinn's Plat," provides for an "Additional Thoroughfare Dedication By This Plat" of 10-feet to be dedicated to the right-of-way for all sides of the lot. Indicate on the site plan this 10-foot right-of-way dedication, providing an additional setback to the building line which will accommodate a future right-of-way of 60 feet.

The City's Comprehensive Plan outlines multiple objectives and policies within the Urban Design Element, Goal 3, Streetscape Design Elements. This includes the following:

- OBJECTIVE UD 3.1: Streetscape Design Standards Encourage streetscape design which enhances connectivity, and incorporates technological advancements and improvements in mobility.
- POLICY UD 3.1.3: Encourage pedestrian and transit-oriented developments with greater emphasis on sidewalk width accommodation of multi-modal transportation options, incorporation of street trees and shading devices, bicycle facilities.
- POLICY UD 3.1.4: Continue to enhance and expand a connected network of pedestrian pathways, bicycle routes and greenways.
- POLICY UD 3.1.4b: Find new opportunities along existing corridors in considering new greenways.



As such, it is request that the applicant make adjustments to the streetscape design elements as shown below for each right-of-way (ROW):

### **SE 7th Street**

SE 7th Street is a minor collector road, and the proposed development will be integrated into a new streetscape within its immediate setting that serves as an integral part of an active connection point between Federal Highway and SW 4th Avenue.

Center line of the ROW to the edge of pavement should be 30 feet (currently shown as 25 feet) to account for the existing ROW and the addition 10 foot dedication on the plat. The proposed on-street parking should be removed and an enlarged travel laned should be incorporated at the northeast corner of SE 7th Street and SE 1st Avenue to allow for traffic to move into the intersection to the west.

Within those 30 feet would be the following cross section dimensions at the corner:

- Travel Lane = 20 feet
  - Planting area\* (optional seating or other plaza-like elements) = 10 feet
- \*Planting should be placed so not to create issues with site visibility triangle.

The same overall dimension of 30 feet should be maintained toward the center of the block with the following cross-section dimensions:

- Travel Lane = 10 feet
  - Planting area\* (optional seating or other plaza-like elements to enhance the main entrance located along this street frontage) = 20 feet
- \*Planting should be placed so not to create issues with site visibility triangle.

Edge of planting area to building line should be an additional 10 feet of clear path to accommodate the utility easement. The pedestrian path should be arranged so that the shading devices incorporated into the design of the building can be utilized (see comment B2 below).

### **SE 6th Court**

The total measurement of the ROW is 30 feet near the corner of SE 1st Avenue and SE 6th Court; but the measurement is 25 feet at the eastern property line. Consistency of the ROW should be maintained along the entire frontage and align with the new development to the east which shows a 30-foot ROW.

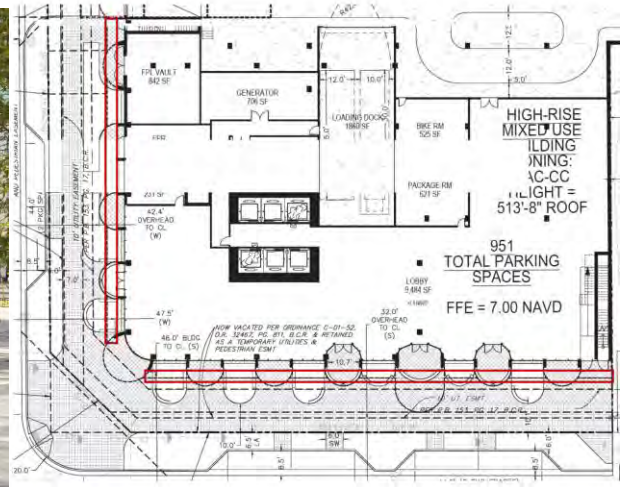
### **Principles of Building Design**

- d. **B2**, Enlarge and expand public seating areas by incorporating spaces at the ground level that feel more like a plaza. The planters could double as street furniture which would contribute to the development of a more inviting public space. Consider creating a space between the back of the ground floor planter and the building wall along SE 7th Street and SE 1st Avenue to utilize as a pedestrian pathway that can take advantage of the shading devices already implemented into the design. Along SE 6th Court consideration should be given to implement shading devices into the façade design.





Utilize Planters as Street Furniture



Cut Through Planters to Allow Use of Shading Devices

- e. **B3**, See comment 1A below. If the half-levels for parking and storage of equipment remain, these additional floors exceed the maximum number of floors for the podium and the building's overall height, and do not meet the dimensional requirements of Section 47-13.21 of the ULDR.
- f. **B12, B15** See comment B2 above. Due to placement of planter areas, the shading devices into the current design of the ground level floors along SE 7th Street and SE 1st Avenue cannot be fully utilized. Consider incorporating more substantial plaza areas within the development that are open to the public. Above the corner entrance consider providing an additional canopy closer to ground level, similar to the one on SE 7th Street, that would encapsulate a plaza area that could recede into the corner of the building.



Recede Corner Entrance Into Façade to Create a Public Plaza



- g. **B14**, The Fifth Façade, provide additional details concerning the landscaped area on the amenity deck including information on any sustainable roof treatments that are to be implemented.

**Quality of Architecture**

- h. **Q3, Q7**, Provide additional high-quality materials at the ground level with consideration given to framing the underside of the entrances with a material other than stucco or metal. Other options should be explored for the design of the railing and materials used. Another option could include a partially solid balcony with a railing above.



- i. **Q5**, On SE 6th Court, enhance the fluted design by increasing the height of each curved opening and use of varied heights to better complement the tower design. Provide more details on the material used beyond the garage screening to shield car headlights.

Enhance treatment of NW corner, consider placement of public art in this location. Provide further details of protection of the existing tree located on the adjacent parcel. It appears that this tree will be in direct conflict with garage wall.

Provide additional details of treatment of East elevation of the parking podium including the depth and shape of the score lines. Consider enhancing the treatment of this façade with additional features to complement the fluted design featured on the tower.

- j. **Q6**, Provide additional information on how the proposed development responds to the natural environment.

### Storefronts

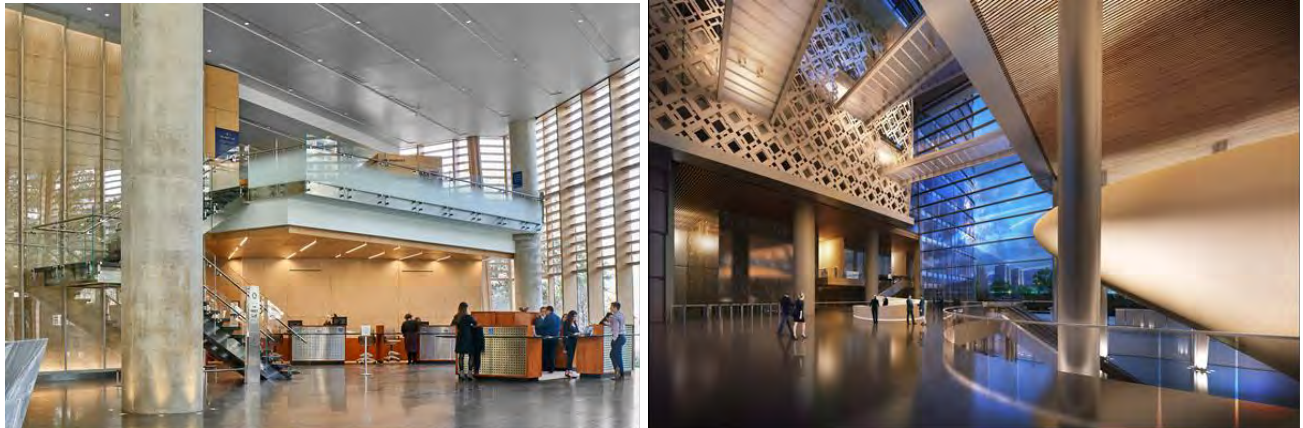
- k. **SF2, SF3**, A combination of storefront styles with a combination of durable materials to create variety and visual interest should be incorporated at the street level. Create a varied storefront design along SE 6th Street and consider incorporating an arcade as part of the storefront design by pushing the building wall back to allow for the placement of shading devices.
- l. **SF 6**, See comments under B2, B12, and B15. Consideration should be given to the incorporation of a pedestrian arcade with the and to opening up the building at the corner of SE 7th Street and SE 1st Avenue to provide a public plaza area.

### Downtown Core Character Area

- m. **1A**, Proposed number of parking podium levels exceed the maximum number of floors. A floor as defined in the Downtown Master Plan (DMP) is considered "habitable levels of space including parking levels, not including ground floor mezzanines that are less than 50% of the ground floor area." It is the intent of the Downtown Master Plan (DMP) to provide higher floor to ceiling heights, especially on the ground floor, to enhance the overall public realm experience. The portions of the podium facing primary, secondary, and local streets with taller ceiling heights are also intended to be lined with residential units, amenities, or office / commercial space. The DMP's intent is to create dramatic and elegant building forms with a compelling street presence. See images below for examples of the intended mezzanine space.

In addition, the DMP encourages richer material palettes, more intensive details and lighting for the street level, and high-quality durable exterior materials. A rich layering of architectural elements throughout the building, with special attention to the ground floor and podium facades, is also the intent of the DMP. It is not the intent to utilize the additional height to accommodate additional parking or storage of mechanical equipment. If the half-levels for parking and storage of equipment remain, these additional floors exceed the maximum number of floors for the podium and the building's overall height, and do not meet the dimensional requirements of Section 47-13.21 of the ULDR.

Note: Stacking or additional floor area such as mezzanine levels will require Florida Building Code review and approval.



Examples of Mezzanines

### TOD Guidelines

- n. **T3, T4**, Provide bicycle racks that are publicly accessible and are visible to the public realm. Provide dimensions of locations where the new sidewalks will connect to the existing sidewalks.
- o. **T5**, Additional details concerning the method of screening the parking garage is needed. Elevations do not indicate type of material to be used or method of how vehicle headlights will be screened.
- p. **T5**, Include parking for mopeds, scooters, motorcycles, and other similar vehicles and show parking types in data table.
- q. **T6**, Provide additional information on Transportation Demand Management (TDM) that will be incorporated into the development.
- r. **T8**, Provide additional information on “green” principals that will be incorporated into the development.
- s. **T9**, See comment S15.

For more information, refer to the complete Downtown Master Plan Design Review Team (DRT) Comment Report attached.

- 13. Provide the following changes on site plan:
  - a. Along SE 7th Street there are multiple inconsistencies between the measurements shown on the site plan, enlarged street sections, plat, and survey that need to be aligned; and
  - b. Incorporate modifications outlined in comment S15 to address the streetscape along SE 7th Street; and
  - c. Provide truck movement plan or indicate turning movements on the site plan for interior access and circulation; and
  - d. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks; and
  - e. Provide a note on the site plan that utilities are to be buried; and
  - f. Indicate on site plan and landscape plans all locations of fire valves, lighting fixtures, bicycle racks, and any utility boxes.
- 14. Provide the following changes on plans:
  - a. Provide additional details for the “Mezzanine Level Floor Plan” on Sheet E.6 and see comment above under comment 1A; and
  - b. Provide floorplate size on each floor plan level; and
  - c. Provide additional details on the roof plans indicating location and height of equipment and provide a note that the screening will be at a minimum 6-inches above the highest piece of equipment; and



- d. Renderings of landscaped areas and site plan/floor plans do not match. On the amenity deck plan, include a depiction of the parapet/railing and depict any landscaping that lines the railing. Landscaping is shown as draping over the parapet/railing in this location which is not encouraged due to long term maintenance of this type of landscaping; and
  - e. Provide a detailed emergency evacuation plan for the amenity deck and/or rooftop furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls; and
  - f. Provide an open space diagram that depicts the various open space requirements per ULDR Section 47-13.20.E. Vehicular areas cannot be included in the calculations and open space areas on the amenity levels must be accessible to qualify. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space. Furthermore, clarify if the landscaping proposed on the upper floors are being included in the open space calculations.
15. Provide the following changes on the elevations/sections:
- a. Provide a material key and identify materials to be utilized on all elevation drawings; and
  - b. Ground floor enlarged cross-sections of SE 7th Street does not match dimensions shown in the site plan and does not accurately reflect the regular interval of at-grade planters that would impede a clear pedestrian path under the covered walkway; and
  - c. Provide additional details on the roof plans indicating location and height of equipment and provide a note that the screening will be at a minimum 6-inches above the highest piece of equipment; and
  - d. Provide measurement of vertical open space between towers on elevations and sections; and
  - e. Additional information is needed on the elevations to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.
16. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
- A. **Provide context elevations** of general area indicating proposed development and outline of all nearby properties with structures outlined showing the building line and tower stepback specifically for adjacent building to the east, with uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops. In these elevations consider the other proposed new developments planning to the east of this parcel which includes 777 SE 3rd Avenue and 633 SE 3rd Avenue.
  - c. **Provide additional pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping. Update pedestrian level perspective at northeast corner to include location of utilities proposed to remain.
  - d. **Provide a night-time rendering** of the proposed project elevations.
17. Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
18. Discuss public access area easements and hours of operation on the property for the sidewalk, public plaza areas, or open space areas, as identified on the Site Plan with staff. Applicant shall provide the



public 24-hour access to any public access areas that are utilized as part of the public sidewalk, along a public right-of-way for entire project frontage. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.

19. 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. Provide a note on Sheet F.15 that screening will be at least 6 inches above the top most survey of the roof mounted mechanical equipment; and
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
20. 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.
21. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and
  - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
22. 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.
23. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. Consult with Transportation and Mobility for bike lines in a planned network.
24. In the placement of public art on the development site see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.



## GENERAL COMMENTS

The following comments are for informational purposes.

1. Pursuant to State Statute 166.033 the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination. The applicant has provided a statement requesting and agreeing to a waiver of these timeframes for review and approval.
2. The application is remains incomplete, please provide the following items to complete the application:
  - a. **Application Form** complete all fields in the application form and if item is not applicable, indicate N/A
  - b. **Owner Verification** provide documents stating that Ozer Neiman is an authorized signatory for 116 E 6th Court Towers LLC
  - c. **Cover Sheet** correct address on cover sheet
  - d. **Traffic Statement** if a statement indicates that the project will exceed 1,000 trips and trigger a study, then the study needs to be provided or the application will remain incomplete until a full traffic study is submitted.
  - e. **Dimension for all site plan features** (e.g. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
  - f. **Roof plan** with mechanical equipment depicted and spot elevations of the roof and equipment
  - g. **ISA Certified Arborist report for specimen trees.** Report on ISA Certified Arborist business letterhead, contact information, and ISA Certification number stated. Report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc. and a written assessment of existing tree characteristics
  - h. **Foot-candle readings must extend to all property lines** and show property lines on sheet H.
3. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
4. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner Trisha Logan (Email: [TLogan@fortlauderdale.gov](mailto:TLogan@fortlauderdale.gov), Phone: 954.828.7101) to review project revisions and/or to obtain a signature routing stamp.
5. Additional comments may be forthcoming at the DRC meeting or after comment responses are 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.

<b>CASE NUMBER:</b>	UDP-DRT20219	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	101 SE 7th Street	
<b>PROJECT ADDRESS:</b>	101 SE 7th Street	
<b>REVIEW DATE:</b>	November 1, 2022	
<b>CASE PLANNER:</b>	Trisha Logan	
<b>CONTACT INFORMATION:</b>	954-828-7101	

**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. <b>Comment:</b>	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.	X			
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.	X			
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet <b>Comment: Provide more information on placement of trees along SE 6th Court. It appears that there may be a conflict between columns and trees.</b>				X
S9	Encourage shade trees along streets, palm trees to mark intersections.	X			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials. <b>Comment: Curb radius at SE 7th Street and SE 1st Avenue exceeds preferred maximum, reduce the curb radius in this location. See additional comments on this corner under S15.</b>		X		
S12	Discourage curb cuts on "primary" streets.	X			
S13	Encourage reduced lane widths on all streets.			X	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions. <b>Comment: See DRC Comments. SE 7th Street is a minor collector road, and the proposed development will be integrated into a new streetscape within its immediate setting that serves as an integral part of an active connection point between Federal Highway and SW 4th Avenue.</b>		X		
S16	Bury all power lines in the Downtown Area. <b>Comment: Place label on Site Plan that utilities will be underground.</b>				X
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED



B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	X			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. <b>Comment: Enlarge and expand public seating areas. Create spaces at the ground level that feel more like a plaza and covered walkways.</b>		X		
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). <b>Comment: See DRC Comments. If the half-levels for parking and storage of equipment remain, these additional floors exceed the maximum number of floors for the podium and the building's overall height, and do not meet the dimensional requirements of Section 47-13.21 of the ULDR.</b>		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 <b>Comment: Provide floorplate size on each floor plan.</b>				X
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	X			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types. <b>Comment: See comment for B2 above. Due to placement of planter areas, the shading devices into the current design of the ground level floors along SE 7th Street and SE 1st Avenue cannot be fully utilized. Consider incorporating more substantial plaza areas within the development that are open to the public. Above the corner entrance an additional canopy closer to ground level that encapsulates a plaza area that recedes into the building may be an option to create a more open public space.</b>		X		
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor <b>Comment: See Comment B2 and B12. Plaza space needs to be implemented into the design to better define ground level pedestrian realm.</b>		X		
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution. <b>Comment: Additional information is needed on the plans to indicate locations and types of lighting to be used throughout the façade and to highlight the architecture elements of the tower top.</b>				X
B19	Mitigate noise pollution. <b>Comment: See DRC Comments</b>				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. <b>Comment: Provide measurement of vertical open space on elevations and sections.</b>				X
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B14	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). <b>Comment: The Fifth Façade, provide additional details concerning the landscaped are on the amenity deck including information on any sustainable roof treatments that are to be implemented.</b>  Renderings of landscaped areas and site plan/floor plans do not match. On the amenity deck plan, include a depiction of the parapet/railing and depict any landscaping that lines the railing. Landscaping is shown as draping over the parapet/railing in this location which is not encouraged due to long term maintenance of this type of landscaping.  Provide a detailed emergency evacuation plan for the amenity deck and/or rooftop furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls.				X
<b>QUALITY OF ARCHITECTURE</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.	X			
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.	X			
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. <b>Comment: Provide additional high-quality materials at the first two levels with consideration given to framing the underside of the entrances with a material other than stucco or metal. Other options should be explored for the design of the railing and materials used. Another option could include a partially solid balcony with a railing above. See DRC comments.</b>				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. <b>Comment: On SE 6th Court, enhance the fluted design by increasing the height of each curved opening and use of varied heights to better complement the tower design. Provide more details on the material used beyond the garage screening.</b>  Enhance treatment of NW corner, consider placement of public art in this location. Provide further details of protection of the existing tree located on the adjacent parcel. It appears that this tree will be in direct conflict with garage wall.  Provide additional details of treatment of East elevation of the parking podium including the depth and shape of the score lines.				X



	<b>Consider enhancing the treatment of this façade with additional features to complement the fluted design featured on the tower.</b>				
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. <b>Comment: Provide additional information on how the proposed development responds to the natural environment.</b>				X
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. <b>Comment: See comment under Q3.</b>				X
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			
<b>STOREFRONTS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level. <b>Comment: Create a varied storefront design along SE 6th Street and consider incorporating an arcade as part of the storefront design by pushing the wall back.</b>		X		
SF3	Encourage durable materials for ground floor retail and cultural uses. <b>Comment: See comment Q3</b>		X		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	X			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth). <b>Comment: See comments under B12 and B15. Consideration should be given to the incorporation of a pedestrian arcade and by opening up the building at the corner of SE 7th Street and SE 1st Avenue to provide a public plaza area.</b>		X		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls. <b>Comment: See comment under Q5.</b>		X		
SF8	Encourage well-designed night lighting solutions <b>Comment: Indicate where lighting will be located on elevation drawings.</b>				X

**INSTRUCTIONS:** Choose applicable character area:

<b>CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>1A *ULDR*</b>	Frame street with appropriate streetwall height: Shoulder: 9 floors max <b>Comment: See DRC Comments. If the half-levels for parking and storage of equipment remain, these additional floors exceed the maximum number of floors for the podium and the building's overall height, and do not meet the dimensional requirements of Section 47-13.21 of the ULDR.</b>		X		
<b>1B *ULDR*</b>	Signature Tower: Special architectural design encouraged for buildings over 37 floors.	X			
<b>1C *ULDR*</b>	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size.	X			



	-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.				
<b>CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>2A *ULDR*</b>	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.			X	
<b>2B *ULDR*</b>	Maximum building height of 30 floors.			X	
<b>2C *ULDR*</b>	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	
<b>CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>3A *ULDR*</b>	Frame street with appropriate streetwall height: 6 floors max			X	
<b>3B *ULDR*</b>	Townhouses are a suitable option, especially on alley blocks.			X	
<b>3C *ULDR*</b>	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>			X	
<b>TOD GUIDELINES (GENERAL APPLICABILITY)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
T2	Discourage land uses that are incompatible with transit and walkability.	X			
T3	Encourage pedestrian connections to transit stops and bike parking. <b>Comment: Provide bicycle racks that are publicly accessible and are visible to the public realm. Provide dimensions of locations where the new sidewalks will connect to the existing sidewalks.</b>				X
T4	Encourage bike connections to transit stops and bike parking. <b>Comment: See comment under T3.</b>				X
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided. <b>Comment: Additional details concerning the method of screening the parking garage is needed. Elevations do not indicate type of material to be used or method of how vehicle headlights will be screened.</b> 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 <b>Comment: Include parking for mopeds, scooters, motorcycles, and other similar vehicles and show parking types in data table.</b>				X
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.				X




	<b>Comment: Provide additional information on Transportation Demand Management (TDM) that will be incorporated into the development.</b>				
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.	X			
T8	Encourage green buildings, green site design and green infrastructure. <b>Comment: Provide additional information on "green" principals that will be incorporated into the development.</b>				X
T9	Create attractive, active and safe multimodal systems. <b>Comment: See comment under S15.</b>				X



RAC-CC

**LEGEND**

 Subject Site

UDP-S22056: 101 SE 7th Street

