



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 23, 2023

**PROPERTY OWNER /
APPLICANT:** Spectrum Management, LLC.

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

PROJECT NAME: The Austin

CASE NUMBER: UDP-S23024

REQUEST: Site Plan Level II Review: Mixed Use Development
Consisting of 81 Multifamily Residential Units and 7,054
Square-Feet of Commercial Use with Associated
Parking Reduction in the Northwest Regional Activity
Center

LOCATION: 1201-1205 NW 6th Street, 1210 NW 6th Court and 619
NW 12th Avenue

ZONING: Residential Multifamily Mid Rise/ Medium High Density
(RMM-25) and Northwest Regional Activity Center-
Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Nick Kalargyros



Case Number: UDP-S23024

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on construction type and building separation per Tables 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Dimension accessibility requirements to site per FBC Accessibility Code.
10. Show that the separation distance between exit access stairways for levels above seventh floor meet the requirements of section 1007 of the FBC.
11. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
12. Show that the openings in the exterior walls adjacent to the west property line meet the requirements of Table 705.8 of the 2020 FBC.
13. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

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

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
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S23024

CASE COMMENTS:

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

1. Provide 5' permanent Right-of-Way Easement or dedication along west side of NW 12th Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 5' permanent Right-of-Way Easement or dedication along south side of NW 6th Court, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
3. Provide permanent Sidewalk Easement as appropriate along west side of NW 12th 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 (Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
4. Provide permanent Sidewalk Easement as appropriate along south side of NW 6th 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 (Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
5. Provide permanent Sidewalk Easement as appropriate along north side of NW 6th 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 (Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
6. Provide correspondence from Broward County Transit accepting relocation of existing bus shelter to the north as depicted on plan are acceptable.
 - a. Bus Shelter shall be located within private property to accommodate the minimum 10.5 ft clear path. An access easement shall be granted. Confirm with Broward County Transit the required size of the easement.
7. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
8. 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 through the city website.
9. Provide 3ft of horizontal separation from the 4" domestic line to the proposed drainage structure.



10. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
11. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
12. 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.
 - a. Depict existing sidewalk adjacent to the development along NW 6th Street, NW 12th Avenue and NW 6th Court and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
13. 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.
14. 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
 - a. 25ft sight triangles are not accurately depicted. Triangles shall be measured based on the 5ft right of way dedications.
 - b. The building encroaches into 25ft sight triangles.
 - c. Trees located along NW 6th Court are in conflict with the required 10ft sight triangles.
15. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
 - c. 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. A concrete apron shall also be placed entirely on private property.



16. Sheets SD18 – SD22 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NW 6th Street, NW 12th Avenue and NW 6th Court.
17. Provide and label typical roadway cross-sections for the proposed development side of NW 6th Street, NW 12th Avenue and NW 6th Court: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
18. 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. Future coordination with the City Attorney's Office will be needed to coordinate the proper requirements and conditions. Any permanent encroachment into other jurisdictions (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies.
19. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
20. 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.
21. 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. Provide plans demonstrating how the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
22. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing water main and storm drainpipe along NW 12th Avenue as well as water main along NW 6th Court (per City Utility Atlas Maps). 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.
23. 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.



24. 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.
25. Sheet X2 shall be revised to include the required sidewalk easement along NW 6th Court.

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-S23024

CASE COMMENTS:

Please review the following comments to consider as you move forward to submit plans in the future for residential single-family homes on the proposed Bar Harbor Village Plat (lots 7,8,9,10). Presently you are proposing a plat review at this time.

1. At the time of building permit application all (FFE) finish floor elevations shall be shown using the NAVD 88 Datum. The property is located in the X500 Flood zone,12011C0368H.
2. Site plans shall provide the following **per Sec 14-6**. Show the Delineation of flood hazard areas, and flood zone(s), and ground elevations if necessary for review of the proposed development. To include the location of the proposed activity and proposed structures, and locations of existing buildings and structures

Informational Items

(Code of Ordinances, Chapter 14),

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

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

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



Case Number: UDP-S23024

CASE COMMENTS:

Please provide a response to the following.

1. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9.F.1. The proposed Green Buttonwood trees along NW 6th Court would have about nine feet horizontal clearance to the structure. Ornamental trees would be suitable in this situation. When ornamental trees are utilized as street trees, they are placed on no more than twenty feet centers and in some circumstances fifteen feet centers. Due to the proposed site design along NW 6th Court, whereas the ornamental trees would be thirty plus feet on centers, the Department is requesting that palms and ornamental trees be utilized within the streetscape. The Department sees the use of tall maturing, thin trunked palms, flanking each side of the driveway with an ornamental tree between the palms. The eastern landscape strip ending at NW 12th AVE to have a palm adjacent to the driveway that would also be the corner palm, due to the existing underground utility servicing the fire hydrant. Please provide the ornamental trees with a minimum six feet canopy height clearance (trunk at 40% to canopy of 60% ratio preferred-acceptable at 50 to 50% ratio), palms minimum eight feet clear trunk- eighteen feet OA when installed.
2. 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.
 - a. The proposed drainage system and water utility is in conflict with the required streetscape along NW 6th Court. Please redesign the drainage system to allow placement of the street trees.
 - b. The proposed street trees along NW 12th AVE would be in conflict with the existing underground utility. It appears that if the Highrise Oaks are shifted to 7 feet from the utility (root-barriers one foot off the utility) there may be eleven feet horizontal clearance from the structure. The Department would support the horizontal clearance of eleven feet from the structure with the use of the Highrise Oak trees.
 - c. The corner palm at NW 12th AVE is in conflict with the existing catch basin and existing light pole. The proposed on street parking stall on NW 12th AVE just south of NW 6th Court may be asked to be removed for safety reasons due to visibility blocking of oncoming traffic. The Department suggest that with the removal of the parking stall, shifting the Oak and corner palm together south approximately twenty feet; the street trees would be on thirty feet centers and the corner palm would be twelve feet from the light pole.
 - d. The parking stall just south of NW 6th Court on NW 12th AVE requires an ornamental tree between the public realm of the sidewalk and the parking stall. The clear width of the sidewalk of 7.5 feet would not include the five square planting pit area. On street parking stall just north of Sistrunk Blvd on NW 12th AVE has the required tree between the public realm of the sidewalk and parking stall. The minimum five square planting pit appears to be creating a pinch point that reduces the required width of the sidewalk, please verify, and show measurements on plans.
 - e. The Department would ask that along Sistrunk Blvd that the bus shelter be placed on site and shift the ADA ramp up on site. In doing such there would be area for landscape materials between the ramp and other public areas, along with a clear, unobstructed path of the sidewalk at 10.5 feet along Sistrunk Blvd.



- f. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
3. 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 measured distance to trees on plans.
4. Tree preservation requirements to be followed, please investigate relocation of existing trees and palms that are good candidates.
5. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
6. 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)
7. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please have ISA Arborist provide calculations of mitigation in equivalent value and equivalent replacement along with how the mitigation will be provided. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
8. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on an 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.
9. The existing Oak trees and Sable palm along the west side of the site have a proposed drainage system only a couple of feet from them. The proposed structure appears to be less than fifteen feet from the property line and from Broward County web page it appears the canopy from the property line eastward is thirty feet or more. Also, the Oak trees appear to have been heavily pruned on their west side(viewed from Street View) to where the only canopy extends to the east. With the pruning damage on the west side and the impact from construction of the drainage system and the structure, these trees would be in violation of tree abuse. Please reconsider and start anew with removal and replacement, or have an ISA Arborist evaluate the trees for remedial pruning and provide their prescriptive action, demonstrate how these trees will not be damaged by the construction of the site, in their detailed report.
10. Additional comments may be forthcoming after the 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.
4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to ensure compliance with requirements. A tree protection barricade before, during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.



Case Number: UDP-S23024

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. Recreation areas should be equipped with a child proof access control feature to prevent unsupervised children access to the area.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, offices, stores and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. The parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
13. All restricted areas and resident only areas should be access controlled and labelled as such.
14. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
15. Parking garage should have access control separating private residential parking from public access parking.
16. 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.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23024

CASE COMMENTS:

Please provide a response to the following:

1. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
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. Service Days shall be per the City's residential routing schedule.
4. 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).
5. Confirm where the collection will take place within the site.
6. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
7. Containers: must comply with 47-19.4
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Solid waste collection shall be from a private loading dock.
10. Show containers on site plan. The trash room must accommodate trash and recycle containers.
11. Containers: must comply with 47-19.4
12. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
13. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on the plans where users' accessibility is accommodated for all container areas.
14. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - 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 Gwoolweaver@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.
 - 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-S23024

CASE COMMENTS:

1. Include the ITE trip Generation, ITE Pass by Rates and ITE Internal Capture Sheets for each proposed use in the traffic impact statement.
2. Include the ITE Parking Generation Manual sheets for each proposed use in the parking reduction analysis.
3. The City will accept a parking reduction so that there is a minimum of one parking space per non-affordable housing unit. The affordable housing units may use the average residential rate in the ITE parking generation manual.
4. Provide the survey counts and aerial of where the parking spaces are located on Sistrunk Blvd. As conditions exist today, public parking located on the south side of Sistrunk Blvd cannot be used in this study since there aren't proper traffic control devices that allow pedestrians to cross Sistrunk Blvd safely.
5. You may use the public parking on the south side of Sistrunk Blvd as part of your study if a mid-block crosswalk with the proper traffic control devices is being proposed. To determine which traffic control devices are appropriate a mid-block crosswalk analysis following the FDOT Traffic Engineering Manual (TEM) methodology and Broward County Traffic Engineering (BCTED) standards.
6. At no cost to the City, developer shall design, permit and construct north-south crossing of Sistrunk Boulevard near NW 12 Avenue (preferably west of NW 12 Avenue) with an appropriate traffic control. Design, permitting and construction should be coordinated with City's DSD and TAM departments.
7. At no cost to the City, developer shall improve conditions of east-west crossing of NW 12 Avenue on north side of Sistrunk Boulevard including but not limited to construction of ADA pedestrian ramps and installation of high-emphasis crosswalk markings.
8. Any work associated with the existing bus stop shall be coordinated with City's TAM department.
9. Provide a minimum of 7.5 feet wide on **NW 12th Ave & NW 6th 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 5 feet in width.
10. Provide a minimum of 10.5 feet wide on **Sistrunk Blvd**. 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 5 feet in width. Coordinate with Broward County Transit on minimum Transit stop dimensions and required amenities.
11. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
12. 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 a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.



13. 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.
 - a. Parts of your proposed building are within the 25-foot sight triangle at the intersection of Sistrunk Blvd & NW 12th Ave, remove those portions of the building.
 - b. Parts of your proposed building are within the 25-foot sight triangle at the intersection of NW 6th Ct & NW 12th Ave, remove those portions of the building.
14. To improve pedestrian visibility from vehicles exiting the driveways, draw a 10' X 10' triangle from the driveway and back of sidewalk and keep that area clear of any visual obstructions.
15. All parking must be provided in accordance with the 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. Several sheets show 90 degree parking stalls on 6% cross slopes, adjust the plans so the cross slope is no greater than 5% for non-Handicap parking stalls.
16. Handicap parking stalls are not identified in the plan sets. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Several of the sheets show handicap parking not meeting minimum 12 feet wide dimensional requirement, adjust the plans accordingly.
17. 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.
18. 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. All parking within the site triangles must be removed.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
19. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
20. 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.
21. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide



the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

22. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S23024

CASE COMMENTS:

Please provide a response to the following:

1. Development application does not meet the standards provided in the Unified Land Development Regulations (ULDR) for the current zoning designation. A rezoning application was submitted on May 3, 2023, to rezone the property from RMM-25 to NWRAC-MUw. Staff has reviewed the site plan under the NWRAC-MUw zoning designation. The applicant has been placed on notice that the site plan may not proceed to Development Review Committee approval until the rezoning ordinance is approved by the City Commission. If the rezoning is denied, the site plan will need to be withdrawn and a new site plan application will need to be submitted that complies with the existing zoning.
2. 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 of provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>)/ Provide acknowledgement and/or documentation of such outreach.
3. The site is designated Northwest Regional Activity Center (NW-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.
4. Be advised that development applications requesting residential units in the Northwest Regional Activity Center are subject to RAC unit availability at the time of site plan approval on a first come, first served basis. Staff will advise the applicant on the status of these units during the Development Review Committee approval process.
5. An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level I approval pursuant to Section 47-24.2. Discuss the parking reduction methodology and process with Transportation and Mobility representative. Please note that there is an associated fee for the parking reduction review that will be billed when complete.
6. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to pay separate fee if the project is placed on the City Commission agenda and will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. 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 (954-828-5193).
7. The project is subject to Broward County Public Schools 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.
8. Provide the total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.



9. 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.
10. 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 with the Transportation and Mobility Department.
11. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the southeast portion of the site.
12. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination. Applicant has submitted to a waiver of these timeframes.
13. Per ULDR Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, the applicant will be required to record an Affordable Housing Development Agreement in the property records of Broward County.
14. Provide the following changes to the site plan:
 - a. Update the Site Plan information table to correctly indicate the current zoning designation for the site.
 - b. Remove all curb cuts along NW 6th Court and relocate the townhouse garages to spaces that are internalized within the overall building.
 - c. Correct parking data to the correct zoning designation (NWRAC-MUw) within the table showing the parking requirement pursuant to ULDR Section 47-20.3.F, Reductions and Exemptions.
 - d. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - e. Label tower stepback for the side yard (west) pursuant to the residential transition zone.
 - f. Provide floorplate size for both residential and non-residential uses.
 - g. Provide width and dimensions for the ramp in the parking garage.
 - h. Redesign and emphasize the residential lobby to provide a more welcoming pedestrian experience.
 - i. The plans set provided for review did not include a swimming pool on the site; however, on Sheet C0.1 and SD-12 a room at the southwest corner of the site is labeled pool equipment. Ensure plans are consistent.
 - j. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - k. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling.
 - l. Truck movement plan indicates turning movement into on-coming traffic. Internalize trash room so it is able to be picked up through interior access movement.



15. Provide the following changes on the elevation sheet(s)
 - a. Update the dimensions on the elevation sheets. The calculation of the elevation at the ground floor appears erroneous. Ensure that all ground dimensions are correct and measured.
 - b. Clarify the location of the building and sidewalk easements as shown on the building elevations.
 - c. Provide details regarding the scoring lines include the depth and width of the scoring.
 - d. Provide nighttime renderings.
16. Provide a cross section for the amenity areas and rooftop in relation to the mechanical equipment areas of the building.
17. Pursuant to ULDR Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly by providing the photometric diagram of the site.
18. Consider alternative design options for the garage screening and consider activating the streetwall incorporating active uses along the NW 12th Avenue facade.
19. It is recommended the parking garage is lined with habitable space. Where liners are not possible, ensure screening is made of high-quality, durable materials.
20. Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections.
21. Parking garage is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
22. The project does not meet certain Northwest Master Plan design intents as outlined in ULDR, Section 47-13.29 and Section 47-13.31, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Building Design Standards

- a. B-8, building exceeds the maximum streetwall length of 150-feet and project must provide a variation in the physical design and articulation of the streetwall. The east and west elevations (currently 252 feet) need to address this requirement. Ensure that the treatment and articulation along elevations provide an attractive and pedestrian-friendly environment along its length.
- b. B-9d, required first floor height is a minimum of 15 feet. Update the elevations along each façade to show the first floor height at 15 feet.
- c. B-11, residential transition zone with a minimum yard setback of 15 feet and maximum shoulder height of 45 feet and minimum tower setback of 15 feet needs to be provided on elevation sheets.
- d. B-12, orient the building towards Sistrunk Boulevard.
- e. B-13, contribute to the skyline composition through architecturally expressive tops that can be viewed from various locations. Explore additional architectural features such as angled roofline, curved element, or other design solutions.
- f. B-15, expand the use of high-quality material, especially to accentuate the corners.
- g. B-16, provide double-story height at the corners for better pedestrian visual interest.
- h. B-17, provide creative façade composition with layering of architectural elements that are provided throughout the building with an original design having a strong identity and high-quality expression of the architectural style.

Refer to the attached Design Review Team at the end of this Comment Report for more information.

23. Additional detail drawings are needed and at a minimum should include the following: street cross sections, close-up detail elevations for the lower levels, specifically in areas where there is a grade change with stairs and ramps, building corners, screening materials, railing, etc. Provide images of the products in real life applications and specifications.
24. As proposed, the site plan is designed with the building footprint occupying the majority of the site leaving minimal space for adjustments, pedestrian plaza areas, and other site elements that would result in a greater public realm experience. The site design should be reevaluated to address the following: (1) replace the townhouse design with garages to walk-up units with no garages, (2) provide more pedestrian plaza space at the ground level near the southeast corner of the building by setting back the storefront, (3) provide more street canopy and shade along the street frontages, (4) and adjust the building placement based on any necessary dedications.
25. As proposed, the building is designed with little articulation and variation in form appearing as large box-shaped building. The design should be re-evaluated with enhanced building corner treatments, increased ground level floor to ceiling heights, and inclusion of high-quality materials that enhance the overall appearance of the project. See images below for intent examples.





26. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses 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 drawings(s) with spot elevations of the parapet wall and roof level as well as top of mechanical equipment to verify adequate screening of roof mounted equipment.
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
 - c. Ensure the screening material is made of durable material.
 - d. Provide screening product material including images or pictures of actual application of such.
 - e. Consider using trellis or other additional features to screen the mechanical equipment located on the lower podium from tower views.
27. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. please schedule an appointment with the project planner Nicholas Kalargyros (Email: NicholasK@fortlauderdale.gov, Phone: 954- 828-5193 or) to review project revisions and/or to obtain a signature routing stamp.
2. Additional comments may be forthcoming at the Development Review Committee 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-DRT23006	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:	The Austin	
PROJECT ADDRESS:	1201 NW 6 Street	
REVIEW DATE:	5/9/2023	
CASE PLANNER:	Nicholas Kalargyros	
CONTACT INFORMATION:	NicholasK@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. Dimension all elements of the Master Plan Cross Section for Secondary Roadways on the site plan. May need to dedicate 5 feet. On-street parking stalls too wide; don't meet cross section dimensions.				X
S-4	Traffic calming is utilized rather than barricading streets.			X	
S-5	On-street parking is maximized on all streets. Potential to add another stall on the west side. Parking not maximized.		X		
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.			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. Provide utility plan so we can verify locations of existing and buried lines.				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). Provide landscape plans with dimensions of street tree spacing.				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. The proposed screening does not integrate well with the surrounding context. Provide liner units instead of garage screen.		X,		
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.	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. Orient lobby(s) towards the corner of the building with emphasis on building articulation and visual connection to the project to the south/southeast.				X,
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <i>Primary Street: The building frontage abutting a Primary Street should be built to the property line.</i> <i>Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line.</i> Provide dimensions on both street frontages of the site. Show the required ROW dedications on the plans, with updated building setbacks.				X,
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <i>Side / Rear Yard Setbacks: 0 feet*</i> <i>*15 feet when abutting existing residential</i>	X			
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights. <i>Two stories or 25-feet minimum</i> <i>Five stories or 65-feet maximum</i>	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. Provide building breaks and articulation in the façade to visually break up the bulky building and podium massing.		X,		
B-9a	Buildings do not exceed maximum height dimensions. <i><u>NWRAC-MUe and those properties that are located east of NW 2nd Avenue within the NWRAC-MUe</u></i> <i>Permitted Maximum Height up to, but no higher than 120 ft.</i> <i><u>NWRAC-MUe west of NW 2nd Avenue</u></i> <i>Permitted Height up to, but no higher than 65 ft.</i> <i>Max Height up to, but no higher than 110 ft *</i> <i><u>NWRAC-MUw</u></i> <i>Permitted Height up to, but no higher than 45 ft.</i> <i>Max Height up to, but no higher than 65 ft*</i> <i>* Structures exceeding the permitted height threshold of the NWRAC-MUe, and NWRAC-MUw 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</i>	X			
B-9b	X, Provide floorplate size for each level of each tower on the site plan data table.				
B-9c	X, Add dimension on elevations and any plans depicting the towers.				



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-9d	<u>Minimum First Floor Height</u> : Fifteen (15) feet		X, Provide a minimum of 15 foot first floor clearance.		
B-10	Towers do not exceed minimum setback dimensions and maximum floorplate area. Minimum Tower Setback Front Corner Side Rear <i>Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate</i> <i>Secondary Street: 15 feet 15 feet [Dependent on floorplate]</i> 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 <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				X, Provide floorplate sizes. All floorplates above level 5 need to comply with tower floorplate sizes.
B-11	Where buildings abut existing residential development a transition zone shall be established. <u>Minimum Yard Setback</u> : 15-feet <u>Maximum Shoulder Height</u> : 45-feet <u>Minimum Tower Setback</u> : 15-feet			X	
B-12	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".			X	
B-13	Towers contribute to the overall skyline composition.		X, Provide more architectural elements which help give character to the building design. Break up blank walls with articulation of building mass, and provide more diversity of architectural materials.		
B-14	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.		X, see B13.		
B-15	Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.				X, Provide material sheets with real examples



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
					of the materials. Can be shown on the elevations.
B-16	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.		X,		X
B-17	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.		X		
B-18	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 <i>Primary Streets – minimum 60%</i> <i>Secondary Streets – minimum 50%</i>			X	
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse.			X	
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment. see B13, B15 and B16.		X,		
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings.	X			
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 The towers should better define building corners through building mass articulation, balconies wrapping the corners of the tower and variation in roofline.		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. provide lighting plan.				X,
B-27	Noise pollution as a result of building design is mitigated.				X



UDP-S23024 - The Austin - 1201 NW 6th St.