

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24007



CITY OF FORT LAUDERDALE



CASE INFORMATION

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| CASE: | UDP-S24007 |
| MEETING DATE: | February 27, 2024 |
| REQUEST: | Site Plan Level II: Mixed-Use Development with 384 Residential Units, 52,173 Square-Feet of Office, 7,527 Square-Feet of Commercial, and 3,354 Square-Feet of Restaurant with an Associated Parking Reduction in the Downtown Regional Activity Center |
| APPLICANT: | 200 West Property Owner, LLC. |
| AGENT: | Stephanie Toothaker, Esq. |
| PROJECT NAME: | 200 W Broward |
| PROPERTY ADDRESS: | 200 W Broward Boulevard |
| ZONING DISTRICT: | Regional Activity Center - City Center District (RAC-CC) |
| LAND USE: | Downtown Regional Activity Center |
| COMMISSION DISTRICT: | 4 - Warren Sturman |
| NEIGHBORHOOD ASSOCIATION: | Downtown Fort Lauderdale Civic Association |
| CASE PLANNER: | Trisha Logan |

RESUBMITTAL INFORMATION

- Applicants must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City’s online citizen’s portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2023 Florida Building Code-Eight Edition
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
7. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.
8. Designate transient logging guest room in accordance with the 2023 FBC Accessibility 224.
9. Show that all exits stairways discharge directly to the exterior of the building leading to the public way per section 1028 of the 2023 FBC. The interior exit stairway within the elevator core does not comply with section 1028.
10. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
11. Show that the openings in the exterior walls adjacent to the property lines meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. 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.



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Site Plan Level II

CASE COMMENTS:

1. Provide 10 foot x 15 foot (min.) Permanent Utility Easement for any 4 inch or larger water meter and the first private sanitary sewer manhole located within the proposed development (for City Maintenance access) as applicable; show/label delineation in the plans.
 - a. Please be advised that Private Structure Assemblies (i.e. Drainage Well, Backflow Preventer, Water Meter Vault, on-site drainage system, etc.) shall be located within proposed development, and not within the City's Right-of-Way or permanent easements.
2. Prepare an updated service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/plans at the City of Fort Lauderdale website.
3. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges, and streets with streets (25' measured from intersection point of extended property lines). 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.
4. Roadway cross-sections for the proposed development side of West Broward Boulevard, SW 2nd Ave and SW 3rd Ave: proposed cross sections on sheet C2 shall match information shown in the rest of the set of plans. For example, cross section A1-A1 indicates 6.0 ft of sidewalk easement width, but plan view, sheet C0, shows a 6.5 ft of sidewalk easement width. All the information shall be coordinated, including proposed elevations at back of sidewalks, front of sidewalk, edge of pavement, etc. on plan view and cross sections.
5. Continue concrete sidewalk across all proposed driveway access points. Revise grading plan and sidewalk elevations accordingly.
6. Proposed building elements such as balconies and roof overhangs shall not be constructed within adjacent properties. Please refer to sheets A404 and A405 and revise elevation if needed.
7. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. The proposed double doors providing access from the elevators to the garage shall not encroach onto the 24' drive isle.
8. Conceptual Water and Sewer Plan:
 - a. Show all pipe materials & sizes in the plan. Please be advised that all proposed water mains constructed within City Right-of-Way shall be Ductile Iron Pipe (DIP).
9. Please provide updated drainage calculations showing proposed design will meet applicable South Florida Water Management District design criteria. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System.



10. Adjust existing catch basins on the west side of SW 2nd Ave as needed to properly convey the stormwater from valley gutter/curb and gutter to the existing stormwater drainage system. Clearly depict limits between existing and proposed elements such as valley gutters, curb and gutters, Type D curbs on plan view, sheet C2. (Use black solid lines for proposed and gray lines for existing conditions)

11. Show and label all existing and proposed utilities 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.
 - a. 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.
 - b. Addapave shall not encroach onto the clear path of the sidewalk.

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.



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CASE COMMENTS:

Please provide a response to the following:

1. 2014 FEMA FIRM is AH 5/ 0.2X. Structure lies in AH 5. 7.0 ft NAVD minimum FFE is acceptable.
2. Variations in ground floor elevation have not been provided in detail.
Provide elevation of utility rooms and storage areas. The minimum required lowest floor and machinery elevation is BFE +1.4' NAVD. EXCEPTION: If the exact site specific BFE is provided based on the Flood Insurance Study, the exact site specific BFE +1' may be used. The BFE provided in the FIS will always be reviewed in conjunction with the FIRM. The BFE will not be allowed to be less than what is presented on the FIRM.

GENERAL COMMENTS

The following comments are for informational purposes.

3. On January 31, 2024, FEMA released the Letter of Final Determination. The 2020 FIRM has become the best available flood hazard data. The BFE has changed from AH 5/ 0.2 X to AE 6. Your DRC documents were submitted on January 29, 2024, grandfathering in your project with the 2014 FIRM, however, if you wish to be compliant with the 2020 FIRM, the minimum FFE would be 7.4 ft NAVD.
4. Refer to FEMA P-348 Protecting Building Utility Systems from Flood Damage
5. Additional comments may follow pending submission of the complete plan set.



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CASE COMMENTS:

Please provide a response to the following.

1. Please revise tree and palm disposition table replacement calculations for dollar replacement amounts. Number of total caliper inches shall be multiplied by \$65 per inch for non-specimen trees. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
2. Existing live oak street trees along SW 2nd Avenue are not included in the Tree Disposition Plan and would appear to have to be removed as per the proposed streetscape design in the development plans. If proposed to be removed, these trees will need to appear on the Tree Disposition Plan and be mitigated for accordingly.
3. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
4. 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 specifically note and illustrate this on landscape plans.
5. 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. Please revise if in conflict.
6. *Syagrus schizophylla* is not a native palm species and shall not count towards any native tree/palm requirements. It is also a small, slow-growing species of an average 10 ft. height. Recommend checking availability for size specified.
7. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones of high, medium, and low on a plan, and include calculations in table.
8. 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:

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 apply for these at 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. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
5. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6, A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a 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 and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
9. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS.
10. Retail unit exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
11. Light reflecting paint should be used in the parking garage to increase visibility and safety.
12. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spike to prevent unauthorized intrusion or "piggy-backing".
13. Parking garages should have access control separating private residential parking from public access parking.
14. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
15. All restricted areas and resident only areas should be access controlled and labelled as such.



16. The retail businesses and restaurant should be pre-wired with an alarm system, to include duress, motion, and door contacts.

17. A video surveillance system (VSS) should be employed throughout the restaurant with a focus on entry/exit points, point of sale areas, room where drop safe is located, hallways and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.

General Comments:

It is highly recommended that the managing company arrange for private security during construction. Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. 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 . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers 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:

Please provide specific details of solid waste and recycling collection per building



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CASE COMMENTS:

1. Traffic study comments will be issued after the traffic study is submitted and reviewed.
2. Hotel use is not being proposed on this site. Update the parking data table to reflect multifamily dwelling use and park the use according to Section 47-20.2 Table 1 of the city of Fort Lauderdale Unified Land Development Code.
3. The proposed residential/multifamily use cannot receive the 40% reduction from the parking requirements. Revise the parking data table accordingly.
4. 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. Handicap people shall not be directed to travel behind parked vehicles to access the building. Adjust the proposed Handicap parking to meet the criteria listed above.
5. Levels 3 through 6 have the elevator lobby doors protruding into the minimum 24 drive aisle behind 90-degree parking stalls. Revise the door configuration to prevent them from protruding into the drive aisle.
6. 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. The stacking area shall accommodate at least one percent (1%) of the number of parking stalls served by the driveway up to a maximum of five (5) spaces.
7. A valet parking agreement shall be required for the proposed valet operation.
8. The proposed Valet operation conflicts with the minimum stacking requirements and forces valet operators out into the public right of way to later reenter the garage adding additional unnecessary vehicular trips to the site. As valet operation as proposed on the ground floor is not acceptable.
9. Submit a valet queueing analysis for the proposed valet operation using ITE queueing methodology.
 - a. The service rate shall account for the time of the valet attendant to receive the vehicle, drive the vehicle to the garage, and walk back to the valet stand.
 - b. Assume 30 seconds to receive the vehicle from the guest.
 - c. Use a rate of 29.3 feet/second to cover the distance for the valet attendant to drive the vehicle from the valet stand to the furthest valet parking stall from the valet stand.
 - d. Use a rate of 4.5 feet/second to cover the distance for the valet attendant to walk from the furthest parking stall in the garage from the valet stand back to the valet stand.
 - e. Update the site plan in the queueing analysis to reflect the new proposed operation.
10. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.



- b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS 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.
 - c. Each VRS shall be clearly defined on the site plan and 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.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
11. All circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the public right of way. Provide auto turn vehicular paths to depict how the valet circulation and loading and unloading in public right of way will work.
 12. One of the proposed parallel parking stalls on SW 3rd Avenue shall be labeled ADA parking stall. The ADA parking stall dimensions shall match the dimensions of the existing ADA parking stall on SW 3rd Avenue.
 13. The proposed development is removing the equivalent of 3 metered parallel parking stalls on SW 3rd Avenue and placing a new parallel parking stall on SW 2nd Avenue. The applicant shall be required to pay a mitigation fee of \$136,875 to the City of Fort Lauderdale's Transportation and Mobility Department for the loss of two metered parking stalls.
 14. The city reserves the right to meter on street parking stalls on the public right of way at any time.
 15. 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."
 16. 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.
 17. 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.
 18. 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."
 19. 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.
 20. Additional comments may be provided upon further review.



GENERAL COMMENTS

Please address comments below where applicable.

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



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CASE COMMENTS:

Please provide a response to the following:

1. 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 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.
3. 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.
4. Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Unified Flex Table, there are insufficient flex units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:
 - a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.
 - b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.
 - c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.
 - d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
 - e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.



5. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,300 per unit for the total number of units within the development. In-lieu payments shall be one hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance.
6. 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).
7. 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.
8. 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.
9. 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.
10. 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>
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. List provided parking spaces for commercial areas; and
 - c. Update "DRT Table" to provide accurate tower floor plate sizes; and
 - d. Update data tables to reflect residential requirements; and
 - e. Update data tables to reflect required versus proposed (not approved).
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 Building Design

- c. **B11, B15, Ground Floor;** While SW 3rd Avenue and Broward Boulevard have provided active uses at the ground floor, a large portion of SW 2nd Avenue is not active. Consider internalizing some of the back of house uses along SW 2nd Avenue to allow for more activation along this street which acts as a primary pedestrian connection between the Brightline and the entertainment district.
- d. **B12, Pedestrian Shading;** With the exception of the arcade along SW 3rd Avenue, there are no other pedestrian shading devices. Considering incorporating additional arcades or architectural features that could provide additional shade. At the northeast corner of the site, the proposed pedestrian plaza, landscaped area, and outdoor dining area should be reconfigured to provide a more inviting and accessible space. As a primary connection point between the Brightline station and attractions located on the west side of the Florida East Coast Railway, including the Performing Arts Center and multiple new residential units, there is an opportunity to create an enhanced pedestrian plaza at this corner.
- e. **B20, Vertical Open Space;** Residential balconies encroach into the tower separation requirements. Provide measurement from edge of balconies. Per ULDR Section 47-13.21, if a minimum of 30 feet of vertical open space is not provided on the subject property, City Commission approval would be required for this request.
- f. **B24, The Fifth Façade,** provide additional details concerning any sustainable roof treatments that are to be implemented.

Quality of Architecture

- e. **Q1, Skyline Drama;** Accentuate the windows in the center of the west façade at elevator bank. Windows appear to get lost on the façade and an additional architectural element or treatment is needed to assist in blending these windows into the remainder of the façade.
- f. **Q2, Expressive Tops;** Widen the banding at the rooftop and at the top of the mechanical screening to provide a more expressive top.
- g. **Q3, Durability and Quality of Materials;** Provide more information on the proposed materials and finishes for the storefronts as well as for the columns at the driveway entrance. Provide more details and information on the transparency on the architecture grilles located on the first floor along SW 2nd Avenue and SW 3rd Avenue. More diversity in the materials and activation of the ground floor along SW 2nd Avenue is needed.
- h. **Q4, Respect for Historic Buildings;** SW 2nd Avenue serves as a primary connection to the Himmarshee Historic District. More activation of the street frontage along this right-of-way is needed to better complement the neighboring Himmarshee (H-1) Historic District. Additionally, the south elevation of the podium is a blank wall that faces the historic district. A stucco pattern or public art installation should be implemented into the façade to add visual interest as well as to complement the district and abutting properties.
- i. **Q5, Parking Podium Facades;** Provide more details on the architecture grilles proposed to screen the garage including details showing the width of the openings. Consider using spandrel glass in locations where feasible. It appears that the architectural grille solution will also let light. Provide garage screening details and cross-sections. Provide detail of garage screening of openings and light fixture shields.
- j. **Q6, Response to Natural Environment;** Provide more information on how the building incorporates green solutions.

Storefronts

- h. **SF1, Retail Location Strategy;** See comment under B11.
- i. **SF 6, Pedestrian Shading;** See comment under B12.



TOD Guidelines

- k. **T3**, Consider providing wayfinding elements to enhance a safe pedestrian connection with the Brightline station, particularly at the northeast corner of the project site.
- l. **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.
- m. **T5**, Include parking for mopeds, scooters, motorcycles, and other similar vehicles.
- n. **T9**, Coordinate with SW 2nd Avenue improvements and existing streetscape and bike rack design. Provide a context plan and details to show connectivity.



Building Corner Plaza



Corner Design with Rich Layering of High Quality Materials

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

- 13. Provide an updated project and ULDR narratives removing references to an amendment or to hotel/hospitality units.
- 14. Provide the following changes on site plan:
 - a. Shift the building back from Broward Boulevard to allow for greater pedestrian space and comfort; and
 - b. Indicate on site plan and landscape drawings the locations of fire valves, lighting fixtures, bicycle racks, and any utility boxes; and
 - c. Indicate paving materials to be used for sidewalks, pedestrian crossings, parking spaces, and other locations throughout the site. Paving materials should align with adjacent properties along SW 2nd Avenue and take into consideration the recent improvements completed by the Downtown Development Authority.
- 15. Provide the following changes on plans:
 - a. Update all references on plans to hotel or hospitality; and
 - b. Typical unit layouts need to be provided on Sheet A106; and
 - c. Update sheet A007 to reflect residential unit requirements including re-labeling the columns correctly; and
 - d. Provide additional details on the roof plans indicating location and height of equipment, and materials and specifications for screening elements. Plans should clearly indicate that all mechanical equipment will be completely screened with an opaque material and will be at least 6-inches above the highest piece of equipment; and



- e. Show trees on street cross sections with dimensions from center of tree to building face on Sheet A303; and
 - f. 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; and
 - g. Provide utility plan and confirm if power lines need to be buried.
16. Provide the following changes on the elevations:
- a. On Sheet A405 provide additional information for the proposed materials including detail drawings of the scored stucco showing the depth of the score lines and examples of other buildings that have installed the same materials.
17. 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 additional pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm particularly along SW 2nd Avenue as well as at the intersection of SW 2nd Avenue and Broward Boulevard. Include building details, outdoor seating and proposed landscaping. Update pedestrian level perspective at northeast corner to include location of utilities proposed to remain; and
 - d. **Provide an updated night-time rendering** of the proposed project elevations.
18. 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.
19. All mechanical parking shall be graphically indicated on the site plan and referenced within the tabular data. In addition, details and specifications for mechanical parking shall be provided. Note that all proposed mechanical parking is subject to a valet parking agreement pursuant to Section 47-20.18.
20. An application for a parking reduction is needed for this project as presented. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
21. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
22. An updated Water and Sewer Letter must be provided to reflect proposed unit counts for this new development and updated units counts that include recently approved new developments.
23. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that



- matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a. Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
24. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
25. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- Please note any proposed signs will require a separate permit application.
26. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.
27. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. Consult with Transportation and Mobility for bike lines in a planned network.
28. In the placement of public art on the development site, see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

GENERAL COMMENTS

The following comments are for informational purposes.

1. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Trisha Logan, TLogan@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.



3. 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.

| | | |
|-----------------------------|--|---|
| CASE NUMBER: | UDP-S24006 | 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: | 200 W. Broward | |
| PROJECT ADDRESS: | 200 W. Broward Boulevard | |
| REVIEW DATE: | 2/6/2024 | |
| CASE PLANNER: | Trisha Logan | |
| CONTACT INFORMATION: | tlogan@fortlauderdale.gov 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. | 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 Comment: Show trees on street cross sections on Sheet A303. | | | | 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. Comment: 25-foot curb radius is shown at the corner of Broward Boulevard and SW 3rd Avenue. Reduce the curb radius to a maximum of 20 feet. | | | | 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. | X | | | |
| S16 | Bury all power lines in the Downtown Area. | | | | X |
| PRINCIPLES OF BUILDING DESIGN | | YES | NO | N/A | MORE |
| 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'. | X | | | |



| | | | | | |
|-----------|---|---|---|---|---|
| B3 *ULDR* | Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). | X | | | |
| B4 *ULDR* | Framing the street: Maintain maximum building 'streetwall' length of 300 feet | X | | | |
| B5 *ULDR* | Maintain maximum Floorplate Area for towers based on character area | X | | | |
| B6 *ULDR* | Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street. Comment: Tower should be oriented towards Broward Boulevard. | | 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. Comment: While SW 3rd Avenue and Broward Boulevard have provided active uses at the ground floor, a large portion of SW 2nd Avenue is not active. Consider internalizing some of these back of house uses to allow for more activation along this street which acts as a primary pedestrian connection between the Brightline and the entertainment district. | | | | X |
| B12 | Encourage pedestrian shading devices of various types. Comment: With the exception of the arcade along SW 3rd Avenue, there are not other pedestrian shading devices. Considering incorporating additional arcades or architectural features that could provide additional shade. At the northeast corner of the site, the proposed pedestrian plaza, landscaped area, and seating area should be reconfigured to provide a more inviting and accessible space. As a primary connection point between the Brightline station and attractions located on the west side of the Florida East Coast Railway, including the Performing Arts Center and multiple new residential units, there is an opportunity to create an enhanced pedestrian plaza at this corner. | | | | 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. Comment: See Comments under B11 and B12. | | | | 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. 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. | | | | X |
| B19 | Mitigate noise pollution. Comment: See DRC Comments | | | | X |



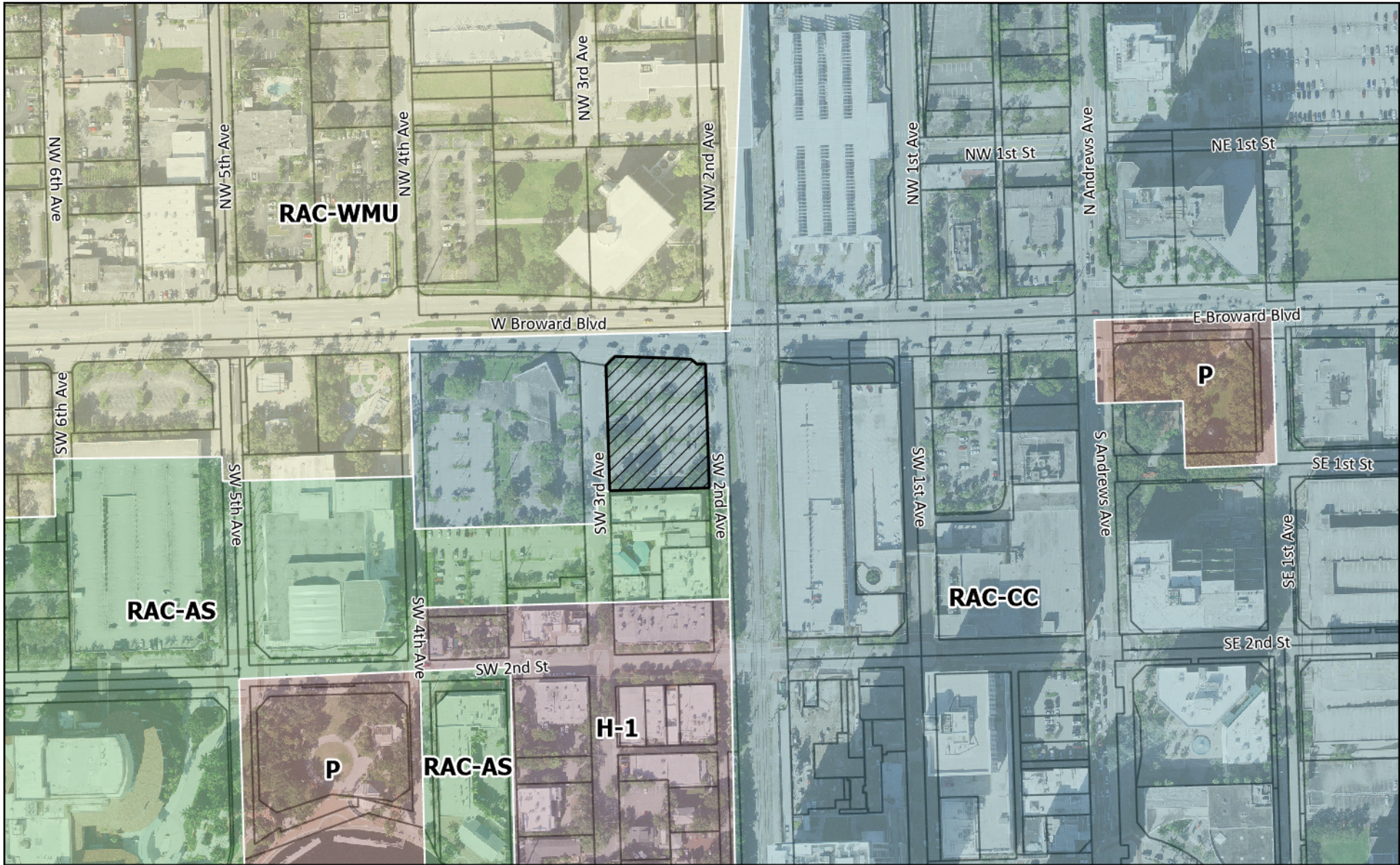
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|--------------------------------|---|------------|-----------|------------|--------------------------------|
| B20 *ULDR* | Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on 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. Comment: Balconies on the south elevation of the tower encroaching into the required tower separation. Per ULDR Section 47-13.21, if a minimum of 30 feet of vertical open space is not provided on the subject property, City Commission approval would be required for this request. | | 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 | |
| B24 | 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). Comment: provide additional details concerning any sustainable roof treatments that are to be implemented. | | | | X |
| QUALITY OF ARCHITECTURE | | YES | NO | N/A | MORE INFORMATION NEEDED |
| Q1 | Skyline Drama: Encourage towers to contribute to the overall skyline composition. Comment: Accentuate the windows in the center of the west façade at elevator bank. Windows appear to get lost on the façade and an additional architectural element or treatment is needed to assist in blending these windows into the remainder of the façade. | | | | X |
| Q2 | Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core. Comment: Widen the banding at the rooftop and at the top of the mechanical screening to provide a more expressive top. | | 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. Comment: Provide more information on the proposed materials and finishes for the storefronts and for the columns at the driveway entrance. Provide more details on the architecture grilles located on the first floor along SW 2nd Avenue and SW 3rd Avenue. More diversity in the materials and activation of the ground floor along SW 2nd Avenue is needed. | | | | X |
| Q4 | Respect for Historic Buildings Comment: SW 2nd Avenue serves as a primary connection to the Himmarshee Historic District. More activation of the street frontage along this right-of-way is needed to better complement the neighboring historic district. Additionally, the south elevation of the podium is a blank wall that faces the Himmarshee (H-1) Historic District. A stucco pattern or public art installation should be implemented into the façade to add visual interest as well as to complement the historic district and abutting properties. | | | | X |
| Q5 | Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored Comment: Provide more details on the architecture grilles proposed to screen the garage including details showing the width of the openings. It appears that this solution will also let | | X | | |



| | | | | | |
|--|--|------------|-----------|------------|-------------|
| | light Provide garage screening details and cross-sections. Provide detail of garage screening of openings and light fixture shields. | | | | |
| 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. Comment: Provide more information on how the building incorporates green solutions. | | | | X |
| Q7 | Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. | X | | | |
| Q8 | Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary. | X | | | |
| STOREFRONTS | | YES | NO | N/A | MORE |
| SF1 | Retail Location Strategy: Encourage ground floor retail in preferred locations. Comment: See comment under B11. | | X | | |
| SF2 | Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level. | X | | | |
| SF3 | Encourage durable materials for ground floor retail and cultural uses. | X | | | |
| SF4 | Encourage 15-foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. | X | | | |
| SF5 | Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating. | X | | | |
| SF6 | Encourage pedestrian shading devices of various types (min 5-foot depth). Comment: See comment under B12. | | X | | |
| SF7 | Encourage multi-level storefront displays to disguise unfriendly uses or blank walls | X | | | |
| SF8 | Encourage well-designed night lighting solutions | | | | X |
| CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE) | | YES | NO | N/A | MORE |
| 1A *ULDR* | Frame street with appropriate streetwall height: Shoulder: 9 floors max | X | | | |
| 1B *ULDR* | Signature Tower: Special architectural design encouraged for buildings over 37 floors. | X | | | |
| 1C *ULDR* | Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max. | X | | | |
| TOD GUIDELINES (GENERAL APPLICABILITY) | | YES | NO | N/A | MORE |
| T2 | Discourage land uses that are incompatible with transit and walkability. | | | | |
| T3 | Encourage pedestrian connections to transit stops and bike parking. Comment: Consider providing wayfinding elements to enhance a safe pedestrian connection with the Brightline | | | | |



| | | | | | |
|----|--|--|--|--|--|
| | station, particularly at the northeast corner of the project site. | | | | |
| T4 | Encourage bike connections to transit stops and bike parking. | | | | |
| T5 | <p>Parking consistent with TOD Principles:</p> <p>Encourage structured parking with screening or liner building if parking provided.</p> <p>Surface parking should be configured into smaller lots rather than one large lot.</p> <p>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.</p> <p>Parking should not face onto plaza or park space of any transit station.</p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles</p> <p>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.</p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles.</p> | | | | |
| T6 | Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking. | | | | |
| T7 | Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. | | | | |
| T8 | Encourage green buildings, green site design and green infrastructure. | | | | |
| T9 | <p>Create attractive, active and safe multimodal systems.</p> <p>Comment: Coordinate with SW 2nd Avenue improvements and existing streetscape and bike rack design. Provide a context plan and details to show connectivity.</p> | | | | |



UDP-S24007 - 200 W BROWARD BLVD.

