

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24031



**CITY OF FORT LAUDERDALE**





## CASE INFORMATION

---

<b>CASE:</b>	UDP-S24031
<b>MEETING DATE:</b>	May 14, 2024
<b>REQUEST:</b>	Site Plan Level II Review: Mixed-Use Development with 36 Affordable Housing Residential Units and 1,841 Square-Feet of Commercial Use with an Associated Parking Reduction and Height Increase in the Northwest Regional Activity Center
<b>APPLICANT:</b>	Julia Marie Gaffney, on behalf of CRA
<b>AGENT:</b>	Robert B. Lochrie III, Esq., Lochrie & Chakas, P.A.
<b>PROJECT NAME:</b>	The Aldridge
<b>PROPERTY ADDRESS:</b>	1202 NW 6th Street
<b>ZONING DISTRICT:</b>	Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw)
<b>LAND USE:</b>	Northwest Regional Activity Center
<b>COMMISSION DISTRICT:</b>	3 - Pamela Beasley-Pittman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Historical Dorsey-Riverbend Civic Association
<b>CASE PLANNER:</b>	Adam Schnell

---

## RESUBMITTAL INFORMATION

- Applicant 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.



Case Number: UDP-S24031

**CASE COMMENTS:**

Please provide a response to the following:

1. Per section 1023.2 of the 2023 FBC, interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The interior exit stairway for the parking garage is open and does not meet the requirements of the FBC.
2. Per section 404.6 of the 2023 FBC, the atrium spaces in the amenity area shall be separated from adjacent spaces by a 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
3. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
4. Designate Fair Housing Provisions per FBC Accessibility volume.

**GENERAL COMMENTS**

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

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

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

- a. [https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31st, 2023, the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

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



Case Number: UDP-S24031

**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting or City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. Provide permanent Sidewalk Easement as appropriate along west side of NE 12<sup>th</sup> Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
2. Provide 10' x 15' (min.) permanent water 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.
  - a. The water meters shall be located within private property. Move meter box along NW 12th Avenue outside of root barrier.
3. 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. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
4. 8" CIP sanitary sewer line is abandoned. Please propose connection points on 10" DIP sanitary sewer line along NW 6<sup>th</sup> Street. Provide depth and location of all existing utilities within the project scope area. Provide a cross section/profile showing all utility crossings.
5. Apply for plumbing permit for all 2" connections.
6. The provided 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.).
7. Proposed pavement material indicated with the gray hatching shall either match the existing pavers located along NW 6<sup>th</sup> Street or proposed concrete sidewalk along NW 12 Avenue.
8. 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.
9. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
  10. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate)
  11. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 5-year/1-day storm event drainage criteria).
  12. 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 will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
  13. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict (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.
  14. The provided Maintenance Agreement Area Exhibit shall be extended to cover the area proposed as right-of-way easement along NW 12 Ave. Please 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.



15. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way
16. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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-S24031

CASE COMMENTS:

Site Plan Level II Review: Mixed-Use Development with 36 Affordable Housing Residential Units and 1,841 Square-Feet of Commercial Use with an Associated Parking Reduction and Height Increase in the Northwest Regional Activity Center

**General Comments:**

1. The site is in a "AE" flood zone, (panel 368J) BFE 6' NAVD 88.
2. Update site plan sheets to show that the FFE meets the BFE 6' +1.4' Freeboard = FFE 7.4' NAVD 88
3. Plans and architectural drawings should be updated with a FFE of 7.4 'NAVD.
4. If you plan to (floodproof per sheet CO) you will need to meet the requirements for floodproofing.
5. Show the elevations of all equipment.
6. Please correct to show the finish floor elevation for all ground floor elevations in feet. (example 7.4')
7. What type of floodproofing will be done for all areas below the 7.4 ft. NAVD 88?

**Please be advised of the minimum floodproofing information requirements for permit approval. Please ensure all the prerequisites have been met prior to approving a project that is proposing floodproofing for compliance.**

1. Meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3
2. Completed Floodproofing certificate (section II)
3. Emergency operations plan (draft)
4. Panel legend (if applicable) panel numbering and map of location of installation
5. Panel Installation instructions
6. Proposed storage location of the panels and all required hardware for code compliant installation
7. Complete [FEMA form-ff-206-fy22-153](#)

References

(Code of Ordinances, Chapter 14),

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

Florida Building Code (7<sup>th</sup> edition) Flood Resistant Provision

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf)





Case Number: UDP-S24031

**CASE COMMENTS:**

Please provide a response to the following.

1. Within the NWRAC districts, newly planted street trees shall be a minimum of 20 feet tall; 8 feet spread 6 feet ground clearance and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be ornamental trees or palms provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Ornamental trees shall be a minimum 12 feet tall; 6 feet spread 6 feet ground clearance. Palms shall be a minimum 18 feet tall with a minimum 8 feet of wood. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
2. Follow FPL Right Tree Right Place guidelines for tree selection and placement adjacent to utility poles and under overhead utilities. *Thrinax radiata* and *Conocarpus erectus* var. *sericeus* proposed adjacent to existing utility pole and guy wiring on NW 12 Ave. should be reevaluated for proper clearances and to allow proper maintenance access. Please revise.
3. 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 specifications of trees in sight triangles to meet this requirement.
4. 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.
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, such as existing Street Light Box (SLB) shown in northern planting area along NW 12 Ave. and proposed *Sabal palmetto* plantings.
6. 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. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

**Case Number:** UDP-S24031

**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, 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. Light reflecting paint should be used in the parking garage to increase visibility and safety.
9. Entry into the building and elevators should be access controlled to provide enhanced security for the residents and deter unauthorized access.
10. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggy-backing".
11. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
12. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

**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.



Case Number: UDP-S24031

**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. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
8. 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. 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. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
13. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 13,14,15.
14. Recommend trash chute accommodate recycling.
15. Draw equipment on the plan to show it will fit in trash room.
16. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
17. 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](mailto: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



Case Number: UDP-S24031

**CASE COMMENTS:**

1. The proposed site does not meet the minimum parking requirements, a parking reduction shall be required, or the unit total could be reduced to meet the minimum parking requirement.
2. Coordinate with the Transportation and Mobility departments Deputy Director Milos Majstorovic P.E. [mmajstorovic@fortlauderdale.gov](mailto:mmajstorovic@fortlauderdale.gov) on preferred relocation of the existing speed hump and neighborhood gateway monument sign.
3. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle). The proposed parking garage is considered the dead-end area, the total parking in the parking garage is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit without having to make a 2 point turn around.
4. 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.
5. 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.
6. 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-S24031

**CASE COMMENTS:**

Please provide a response to the following:

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, which falls on August 20, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 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 Northwest Regional Activity Center (NWRAC) 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) The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. 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.
- 5) 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/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
- 6) Be advised that development applications requesting residential dwelling units in the Northwest Regional Activity Center (NWRAC) are subject to RAC 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 DRC approval process.
- 7) The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate application if the



project is placed on the City Commission agenda and 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 (954-828-4798).

- 8) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, 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. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 9) Per ULDR Section 47-23.16.C.1.a, Exemptions, applicants seeking additional height under Section 47-13.52. NWRAC-MU regulations, shall provide existing or future affordability documentation, recorded deed restrictions, agreements and supporting documentation during site plan application submission to determine conformance with the affordability regulations. Affordability requirements of the agreements shall meet or exceed the requirements of Section 47-23.16, Affordable Housing Regulations.
- 10) Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as a "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR." Be advised, Final DRC cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.
- 11) Provide a survey based on an opinion of title.
- 12) 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 Engineering. Please note that there is an associated fee for the parking reduction review that will be billed when complete.





- 13) The project does not meet certain Northwest Regional Activity Center – Illustrations of Design Standards (NWRAC-MU Design Standards) per ULDR Section 47-13.52, NWRAC-MU Regulations. Staff has commented below under the applicable category of the Design Review Team (DRT) comment checklist.

Street Design Standards

- a. S3- Update travel lanes on site plan to reflect existing conditions.
- b. S9- Identify location of future utility lines. Provide note for undergrounding utilities on Site Plan and Utility Plan.
- c. S10- Provide palms at the northeast corner of the intersection.

Building Design Standards

- d. B3- Provide more prominent architectural design that highlights the commercial and residential entrances.
  - e. B9a- Clarification is needed on how the height of the building is being measured. The elevations show the height of the building is not measured from BFE +1
  - f. B10- Tower stepback requirements have not been met. Also, proposed balcony encroachments in stepback is not permitted.
  - g. B11- Reference Comment B-10.
  - h. B14- Provide graphic example with dimensions and purpose of the mesh screening covering the upper row of windows on the first floor, along NW 6<sup>th</sup> Street. The metal mesh seems to obstruct the windows.
  - i. B17- Reference Comment B-3.
  - j. B18- Increase clear glazing on both primary and secondary frontages.
  - k. B21- Consider the incorporation of additional shading devices, outside of the ROW if possible.
- 14) Provide the following changes on the site plan:
- a. The NWRAC-MU Design Standards require a 15-foot tower stepback along NW 12<sup>th</sup> Avenue (Secondary Street). Per the definition section of the NWRAC-MU Design Standards, a stepback is "The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal." The plans are currently measuring from the property line and not the face of the pedestal (building face). Update the plans to meet the stepback requirements or a deviation request must be sought. Provide overhang dimensions on site plans.
  - b. The NWRAC-MU Design Standards require a 12-foot tower stepback along NW 6<sup>th</sup> Street (Primary Street). The northeast corner does not meet the required stepback. Update the plans to meet the stepback requirements or a deviation request must be sought. Additionally, provide stepback measurements of the shoulder width at the northwest corner on the site plans.
  - c. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from FPL indicating such.



- 15) Provide the following changes on the elevations:
- Provide streetscape cross sections of each ROW.
  - Provide tower stepback measurements on elevations.
  - Increase glazing to 60% on the northern façade and 50% on the eastern façade to meet NWRAC-MU Design Standards.
  - Add vertical architectural features extending from the ground floor to the roofline at the corner of Sistrunk Boulevard and NW 12<sup>th</sup> Avenue.
  - Update property line location or building location on Sheet-A301, the building cannot cross the property line.
  - Provide more prominent architectural design features highlighting the commercial and residential entrances highlighted in the graphic below.



- Balconies encroach into the 15-foot tower stepback requirement within the rear yard. Balcony encroachment is only permitted up to 3 feet when open on three sides. Remove walls separating balconies to allow balconies to encroach up to three feet. Provide balcony measurements and show stepback line on elevations.
  - Balconies encroach into the 12-foot tower stepback requirement within the front yard. Balcony encroachment is only permitted up to 3 feet when open on three sides. Remove walls separating balconies to allow balconies to encroach up to three feet. Provide balcony measurements and show stepback line on elevations.
- 16) 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:
- Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening. Current rooftop plans, Sheet-A102, do not show spot elevations on equipment or parapet walls; and
  - Identify the location of equipment on building elevations by outlining the equipment with dash lines.
- 17) Indicate lighting poles and landscape plan and clarify height. Be aware that lighting fixtures greater than 10 feet in height are used, they shall be located a minimum of 15



feet away from shade trees (ULDR Section 47-20.14).

- 18) Provide a lighting plan for the parking garage, showing compliance with Section 47-20.14.- Lighting of Parking Facilities.
- 19) 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
  - e. Please note any proposed signs will require a separate permit application.
- 20) Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
- 21) 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.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

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

- 22) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Adam Schnell (954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 23) 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.
- 24) Provide a written response to all Development Review Committee comments.
- 25) 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.

<b>CASE NUMBER:</b>	UDP-DRT24007	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	The Aldridge	
<b>PROJECT ADDRESS:</b>	1202 NW 6 <sup>th</sup> Street	
<b>REVIEW DATE:</b>	4/30/2024	
<b>CASE PLANNER:</b>	Adam Schnell	
<b>CONTACT INFORMATION:</b>	954-828-4798	

**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.  <b>Update travel lane on site plan to reflect existing conditions.</b>		X		
S-4	Traffic calming is utilized rather than barricading streets.			X	
S-5	On-street parking is maximized on all streets.	X			
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.			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		X	
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.				
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth.  <b>Identify location of future utility lines. Provide note for undergrounding on Site Plan and Utility Plan.</b>				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).  <b>Provide palms at the northeast corner of the intersection.</b>		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.	X			
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.  <b>Provide enhanced architectural elements and include more prominent features to highlight the commercial and residential entrances.</b>		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.	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>	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.  Reference B-3		X		
B-9a	Buildings do not exceed maximum height dimensions. <i>NWRAC-MUe and those properties that are located east of NW 2nd Avenue within the NWRAC-MUe</i> <i>Permitted Maximum Height up to, but no higher than 120 ft.</i>  <i>NWRAC-MUe west of NW 2nd Avenue</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>NWRAC-MUw</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		

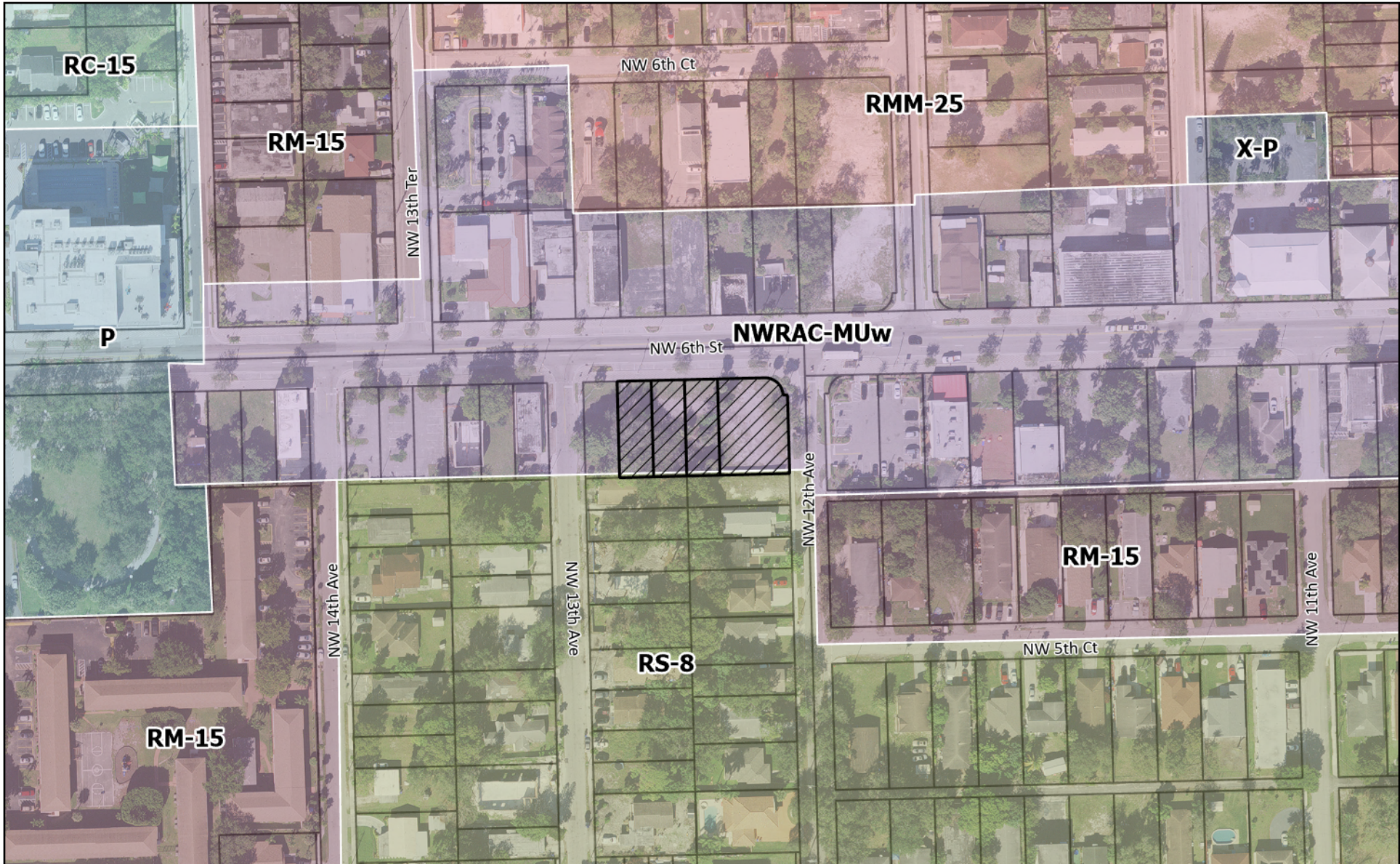


BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
	Clarification is needed on how the height of the building is being measured. The elevations show the height of the building is not measured from BFE +1				
B-9b	Maximum Floorplate: Commercial 32,000 square feet Residential 12,000 square feet	X			
B-9c	Minimum Tower Separation: 40 feet (depending on floorplate)			X	
B-9d	Minimum First Floor Height: Fifteen (15) feet	X			
B-10	Towers do not exceed minimum stepback dimensions and maximum floorplate area.  Minimum Tower Stepback Front Corner Side Rear Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate  Tower stepback is not being met on the front and corner tower stepback. A 12 ft stepback is required along Sistrunk Blvd and a 15ft stepback along NW12th Avenue.  Secondary Street: 15 feet 15 feet [Dependent on floorplate]  Maximum Floorplate / Minimum Tower Stepback  <u>Commercial</u> 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and rear stepback 16,000 square feet / 20 feet side and rear stepback  <u>Residential</u> 12,000 square feet / 30 feet side and rear stepback 10,000 square feet / 25 feet side and rear stepback 8,000 square feet / 20 feet side and rear stepback  Balconies currently encroach into the 30-foot tower stepback requirement along the rear. Balcony encroach is only permitted up to 3 feet when open on three sides. Remove wall separating to encroachment in order to allow balconies to encroach up to three feet.		X		
B-11	Where buildings abut existing residential development a transition zone shall be established. <u>Minimum Yard Setback: 15-feet</u> <u>Maximum Shoulder Height: 45-feet</u> <u>Minimum Tower Stepback: 15-feet</u>  <b>Reference Comment B-10</b>		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			
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		X



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
	<p>Explain the placement of the mesh screening covering the upper row of windows on the first floor, along NW 6th Street. The metal mesh seems to obstruct the windows.</p> <p>Provide additional architectural elements within the large blank walls fronting NW 6<sup>th</sup> street to break up the massing of the vertical elements.</p>				
B-15	Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.		X		
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			
B-17	<p>Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.</p> <p><b>Reference Comment B-3</b></p>		X		
B-18	<p>The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing</p> <p><i>Primary Streets – minimum 60%</i></p> <p><i>Secondary Streets – minimum 50%</i></p> <p><b>Increase clear glazing on both primary and secondary frontages.</b></p>		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.			X	
B-21	<p>Pedestrian shading devices, of various types, are provided along the façade of buildings.</p> <p><b>Consider the incorporation of additional shading devices, outside of the ROW if possible.</b></p>				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	X			
B-25	The 'Fifth Façade' of a building is treated as part of the total design.	X			
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.	X			
B-27	Noise pollution as a result of building design is mitigated.	X			





UDP-S24031 - 1202 NW 6 ST.

