

Case Number: R18053

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that the copy of plat provided with the application is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Please contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division tturner@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 5) Provide the following changes on the site plans and elevations:
 - a. Relocate building and increase pervious area based upon additional right-of-way requirements on NW 7th Avenue.
 - b. Chapter 4, page 4.67, Q-7, of the *Downtown Master Plan Design Guidelines*, require creative façade compositions, which lends itself to an inviting pedestrian experience. The east facing street level façade on NW 6th Avenue lacks architectural diversification and street activation. To meet the intent of the design guidelines, add architectural design features, as well as active uses and transparency to enhance the public realm and pedestrian environment, similar to the façade facing NW 7th Avenue. Additionally, provide a color rendering of the east façade.
 - c. Clarify if the Type 2 Loading Berth, shown on Ground Floor, Sheet C-01, will have a garage door if the loading bay be open and visible from NW 6th Ave. Provide a clearer depiction of the proposed loading bay design by updating elevation Sheet D-01. The east building façade rendering requested in 5.b., herein, will aid in offering additional insight.
 - d. Provide location of the windows on elevation Sheet D-01 and D-02, in order to indicate amount of transparency.
 - e. Provide details of metal paneling, and provide the proportion of metal paneling, verses cement plaster panels.
 - f. If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.

