



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 13, 2018

APPLICANT: Global Dynamic Group, LLC.

PROJECT NAME: 333 Victoria

CASE NUMBER: R18071

REQUEST: Site Plan Level III Review: 63 Multifamily Residential Units with Parking Reduction in Downtown

LOCATION: 319 NE 7th Avenue

ZONING: Regional Activity Center - East Mixed Use (RAC-EMU)

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Florentina Hutt



Case Number: R18071

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for the building.
- 3) Include compliant elevations for vehicles requiring access including transport for the disabled and emergency vehicles. FBC Accessibility Chapter 5, 502.5 required heights.
- 4) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes for ramps and railing requirements
- 5) Indicate provisions of FBC 406.6.1 through 406.6.3 for closed parking garages and 406.5 for open parking garage; whichever is applicable.

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. Florida Building Code 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://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C00R_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: R18071

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Provide 20' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of NE 4th Street & NE 7th Ave intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement (or additional right of way easements) as appropriate along south side of NE 4th Street and west side of NE 7th Ave, 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 RAC Master Plan guidelines); show / label delineation in the plans.
- c. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Planning and Zoning Board meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/development-review-committee-service-dema>
2. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

Sufficient information must be provided on survey in order to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties. Also ensure the width of the existing asphalt pavement along NE 7th Ave is correct.



3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on survey: 12.5' Alley/ Utility Easement along south boundary of the property. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval. Indicate on survey the ORB book and page number of the ordinance and provide a copy of the related documents for review.
4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on site plan/ engineering plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to water, sewer, drainage, electrical, communications, etc.
5. Proposed structures (i.e. building encroachment into 20' corner chord and drainage structure/ well, building door openings within alley/utility easement, ramps, etc.) shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
6. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as parking lot access, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for NE 7th Ave and NE 4th Street. It does not appear the proposed on-street parking depicted along NE 7th Ave is at the correct location. Appropriate radii shall be provided at the southwest corner of NE 7th Ave and NE 4th Street intersection between existing edge of travel lanes (not edge of parking area as depicted on site plan) so that landscape area is provided between the travel lane and sidewalk at this intersection, similar to what exists on the northwest corner. Revise plans accordingly.
7. Provide and label typical roadway cross-sections for the proposed development side of NE 7th Ave and NE 4th Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Coordinate with TAM on section requirements.
8. Clarify/ label limits of improvements within NE 4th Street and NE 7th Ave intersection on plans. Is new curbing being installed at all corners? Brick pavers installed on the entire intersection? Please be advised a maintenance agreement is required for any specialty paving within the right of way.
9. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
10. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NE 7th Ave and NE 4th Street; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks and utility easements if any building overhang is proposed. Proposed overhang encroachments within utility easements will require non-objection letters from utility agencies.



11. 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 – not the property line), and streets with streets (25' measured from intersection point of extended property lines). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#). Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project.

On-street parking shall not be allowed within the projection of the 25 feet sight triangle at southwest corner of NE 7th Ave and NE 4th Street.

12. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management and how it impacts the site circulation. Show truck turning movements in and out of the proposed building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
13. Depict existing sidewalk adjacent to the development along NE 4th Street and NE 7th Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
14. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across driveway connection to NE 4th Street per City standards. Depending on the proposed ultimate section, the engineer shall determine whether FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) or the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> is appropriate for this project.
15. A bond for the construction and/ or replacement of public sidewalks/ ADA ramps abutting the proposed development (City, FDOT, and County jurisdictions) shall be provided prior to this DRC site plan approval. The bond amount shall be for 125% of the total construction cost. A cost estimate breakdown for the installation of the public sidewalk improvements (including but not limited to materials, labor, mobilization, MOT, permitting and certification) signed and sealed by a Florida Professional Engineer shall be submitted for review and acceptance prior to finalizing the bond.
16. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.
17. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% adjacent to 90-degree angle parking stalls. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.



- d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
- e. 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 or where the number of parking spaces in the dead end is 10 or less (AASHTO "P" Design Vehicle).
- f. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements; discuss whether these will be operated by valet parking attendants.

18. Conceptual Water and Sewer plans:

- a. Existing 10 inch sanitary sewer within 12' Utility easement along south boundary of property does not appear to be depicted at correct location. Sanitary sewer manhole on NE 7th Ave depicted on existing condition plan/ survey appears to be further north (closer to the south boundary of the property). Revise accordingly.
- b. Depict 10'x15' utility easement around 4" meter. No encroachments allowed within easement.
- c. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.

19. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.

20. 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), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

Additional coordination maybe required for projects located within Victoria Park which is part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.

21. Conceptual Paving, Grading and Drainage Plans/ Sections:

- a. Type F or Type D/valley gutter shall be provided depending on proposed revised roadway section. Label on plans accordingly.
- b. Drainage mitigation required for proposed parking along NE 4th Street.
- c. Convert/ adjust existing catch basin at southwest corner of NE 7th Ave and NE 4th Street to a curb inlet , coordinate with proposed curb ramp accordingly.
- d. Drainage well #2 location does not appear to be coordinated with proposed stairs. Drainage inlet#1/ catch basin is higher than adjacent grades.
- e. More prominently depict proposed 12" trench drain along perimeter of property. Ensure proposed trench drain is entirely on-site.



22. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).

23. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Depict information on plans accordingly.
24. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along NE 7th Ave, NE 4th Street and utility easement. 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.
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
25. Show all existing and proposed utilities on the 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). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. Also, 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. Revise and provide note on landscape plans accordingly.
26. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.



27. 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, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

28. Discuss pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area. Ensure proposed light poles locations are coordinated with on-street parking/ vehicle door opening.
29. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
30. Ensure all plans have been coordinated between disciplines and depict the latest site layout (i.e. hardscape and landscape depicted on landscape plan differs from what is depicted on other plans.)
31. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
32. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R18071

CASE COMMENTS:

Please provide a response to the following:

1. Please provide Landscape plans that follow the City of Fort Lauderdale's Downtown Master plan for the RAC Zoning District.
2. 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 (hydro zone) 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 hydro zones on planting plan, and include calculations in table.
3. The use of CU structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. CU Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
4. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
5. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
6. Within the RAC districts, newly planted street trees shall be a minimum of 14 feet tall; 8 feet spread 6 feet clearance within 12 feet of the travel lane 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 small trees 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. 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.
7. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perceptives of the automobile in creating a sense of space.
 - a. Please provide a tall palm species at the corner of the street intersection in addition to the canopy street trees. This cluster palm proposal is to be 3 individual palms, slender trunked and of staggered heights. Largest palm to have minimum 18 feet OA height, smallest to have a minimum of 8 feet of GW installed maximum 5 feet apart at their base to frame the corners.



This doesn't include the use of palms grown as a triple caned palm or naturally clustering palms.

8. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walk-able, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
9. 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.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
11. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.
12. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
13. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
14. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
15. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.



16. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
17. Provide, in tabular format, all required versus provided landscape calculations.
18. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal.
2. 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 (hydro-zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydro-zones on planting plan, and include calculations in table.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for an Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: R18071

CASE COMMENTS:

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garage, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, storage rooms, maintenance rooms and common areas. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. Will there be any access control into the garage?
5. Valet podiums and/or office should have measures in place to secure keys from theft.
6. The residential lobby should provide a video call box for visitors.
7. Elevators should be access controlled if lobby is not locked.
8. The use of electronic access should be considered for all entrance doors/points.
9. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
10. All stairwells should egress only first floor.
11. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors. Site lighting and landscape should follow C.P.T.E.D. principles.
12. The pool should have child proof safety features to prevent unsupervised children access to the pool.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18071

CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. **Civil plans shall be revised to show the City's stormwater inlet ID #s as identified in the map provided at the end of this report.** The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall respond to the following comments:

1. No civil plans were found in City's C+ system. Please submit civil plans for full review.
2. Please email CRBARRETT@FORTLAUDEDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way (ROW) or City drainage easements. Please remove any proposed stormwater systems, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
4. The edge of any City's existing stormwater assets (pipes, exfiltration trenches, structures, or other) shall be at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations.
5. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.
6. Proposed C&G or other surface features in City ROW handling stormwater runoff & connecting to adjacent City's Drainage surface assets (such as other curbs, swales, etc.) shall be shown with sufficient grade elevations and transitions details on civil plans to demonstrate that the proposed roadway improvements are not creating drainage puddles in City's roadways.
7. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

Prior to Issuance of Building Permit, the applicant shall address the following comments:

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes (**Applicable if dewatering to City stormwater assets**)

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.



- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.



- iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
- iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
- v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

Dewatering Notes (Applicable if dewatering activities are anticipated)

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.

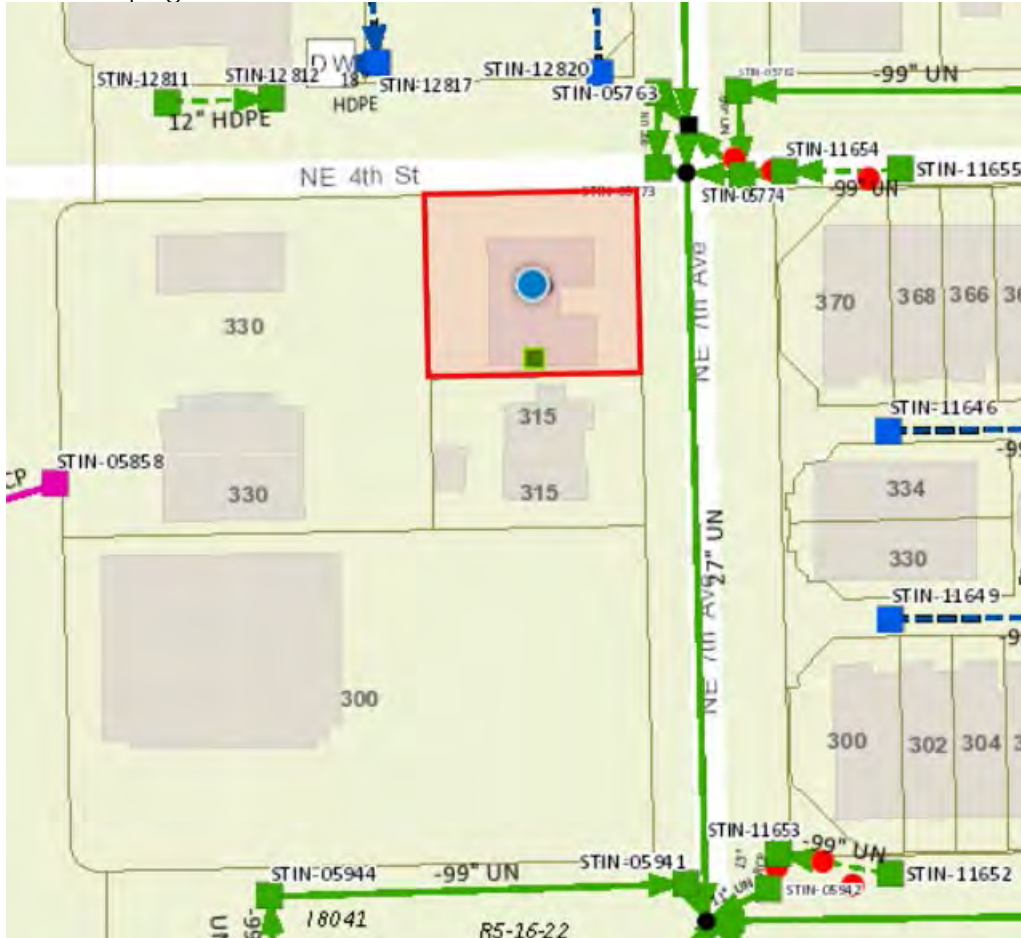


GENERAL COMMENTS

2. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems.

Existing Stormwater Asset Map possibly affected by the Proposed Development

See Next page





Case Number: R18071

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: 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.
5. 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).
6. 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.
7. Draw trash and recycling equipment on site plan.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Indicate how collection will take place.



Case Number: R18071

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Apply for a parking reduction and set up a meeting for a methodology meeting to discuss the requirements for a Parking reduction.
3. All proposed steps must begin with in the property and outside of easements and the public right of way.
4. To avoid conflicts with stacking and the multiple other driveways on NE 4th St move the proposed driveway for this site to NE 7th Ave as far south of the NE 4th St & NE 7th Ave intersection.
5. Ensure sidewalk is a minimum of 7 feet wide on **NE 4th St & NE 7th Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.
6. Add on street parking between the sidewalk and travel lane on NE 4th St.
7. The city reserves the right to meter on street parking stalls in the public right of way at any time.
8. Back of sidewalk must begin on the proposed ultimate R/W easement dedication line.
9. Continue concrete sidewalk through the driveways.
10. Please show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
11. Please add pedestrian lighting along the sidewalks.
12. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities.
13. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
14. All loading and unloading must be contained on site including postal delivery services.
15. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.



16. Bicycle parking being proposed isn't sufficient. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.
17. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
18. 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.
19. Additional comments may be provided upon further review.
20. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. 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.
3. 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: R18071

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note: The City Clerk's office requires 48 hours notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
2. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. The date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

3. 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. If a plat note amendment is required, applicant shall submit a request to the City.
4. A separate application and fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
5. Please be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. In the event RAC units are not available, an applicant may request flex units or in the event there are insufficient number of RAC units to allocate to an entire project, the unit allocation may be divided



- between RAC units and flex units. Staff will advise the applicant on the status of unit allocation during the DRC approval process.
6. The site is designated Downtown Regional Activity Center (D-RAC) on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
 7. Projects in the D-RAC are subject to the Design Guidelines of the Downtown Master Plan and require review by the Design Review Team (DRT). Submit a DRT application and provide point by point responses to the Downtown Master Plan Design Guidelines. See attached DRT checklist.
 8. Provide the following changes to the site plan:
 - a. Relocate the proposed ingress/egress access from NE 4th St to NE 7th Avenue;
 - b. Provide the local street configuration as established per Downtown Master Plan along NE 4th St and NE 7th Avenue to allow for on-street parking, landscape buffer with shade trees and unobstructed 7 feet sidewalk;
 - c. Determine the finished floor elevation in accordance with the floodplain requirements. Any required changes in grade between sidewalk and finished floor must occur outside the 35-foot distance-to-centerline build-to line and not impede into the public realm within the 35-foot distance;
 - d. Internalize the mechanical and electrical equipment rooms and relocate the lobby and the coffee corner to front the street;
 - e. 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 Florida Power & Light Company indicating such;
 - f. Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit.
 9. Provide the following changes on the elevations:
 - a. Stepback the tower 15 feet on all sides above the podium;
 - b. Provide improved design solutions along the west facade; consider wrapping the corners with windows and balconies.
 10. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Provide bicycle parking for visitors 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;
 - b. Provide bicycle storage lockers for residents, preferably in a room with natural light; and,
 - c. 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/>. For more information on bicycle parking standards, please email Ben Restrepo at brestrepo@fortlauderdale.gov.
 11. Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
 12. Provide legible photometric plan for the entire site. 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. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
13. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR, Section 47-38A, Park Impact Fees. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
 14. 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 the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.

GENERAL COMMENTS

The following comments are for informational purposes.

15. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
16. 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.
17. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZB and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
18. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
19. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

CITY OF FORT LAUDERDALE
DOWNTOWN MASTER PLAN DESIGN GUIDELINES
 Design Review Team (DRT) Comments

Case Number:	DRT18012	Zoning District:	RAC-EMU
Project Name:	333 Victoria	Character Area:	Near Downtown
Project Address:	315 NE 7 th Street	Date of Review:	11/07/2018

PRINCIPLES OF STREET DESIGN	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1 Maintain fine-grained street grid: discourage vacations.	√			
S2 Utilize Traffic Calming rather than blocking streets.			√	
S3 Maximize on-street parking except on major arterials. Provide on-street parking along NE 4th Street		√		
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Coordinate with Transportation and Mobility (TAM)				√
S5 Maximize street trees on all Downtown Streets. Provide shade trees along NE 7th Avenue and NE 4th Street		√		
S6 Encourage location of primary row of street trees between sidewalk and street. Provide shade trees between on-street parking and sidewalk		√		
S7 Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet. Provide 30 feet distance between shade trees		√		
S8 Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet.				√
S9 Encourage shade trees along streets, palm trees to mark intersections.		√		
S10 Eliminate County "corner chord" requirement not compatible with urban areas.			√	
S11 Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials. Provide curb radius of maximum 15 feet at the intersection of NE 4th Street and NE 7th Street		√		
S12 Discourage curb cuts on "primary" streets. Relocate proposed curb cut from NE 4th Street to NE 7th Avenue		√		
S13 Encourage reduced lane widths on all streets.	√			
S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph).			√	
S15 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. Provide 35 feet from the centerline of both streets to the building line with unobstructed 7 feet sidewalk		√		

S16	Bury all power lines in the Downtown Area.				√
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PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage). Provide 35 feet from the centerline to the building line		√		
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. If ULDR requires open space adjust the site plan accordingly				√
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	√			
B4	Framing the street: encourage maximum building 'streetwall' length of 300 feet.	√			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).	√			
B6	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.	√			
B7	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.	√			
B8	Surface parking: discourage frontage and access along 'primary' street.			√	
B9	Parking garages: encourage access from secondary streets and alleys.	√			
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.		√		
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.		√		
B10	Encourage main pedestrian entrance to face street. Provide a well-defined pedestrian entrance to the building. Consider bringing the lobby to the front façade.		√		
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.			√	
B12	Encourage pedestrian shading devices of various types.				√
B13	Encourage balconies and bay windows to animate residential building facades. Improve the South and West facades with additional balconies and window coverage along the blank stucco wall areas		√		

B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).	√			
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.	√			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			√	
B17	Discourage development above right-of-way (air rights).			√	
B18	Mitigate light pollution. Provide additional details				√
B19	Mitigate noise pollution. Provide additional details				√
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 feet (abutting property owners can coordinate tower placement as long as maintain 60 feet clearance).			√	
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			√	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.	√			
B23	Avoid drive thrus in the wrong places.			√	
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). For sustainability, aesthetic and recreational purposes, consider green rooftop elements, such as passive green space for residents and/or solar panels.				√

QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.			√	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			√	
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. High quality materials are encouraged for the entire building. Durable exterior materials such as: stone, masonry, metal paneling, precast concrete panels and details and glass are encouraged.. Avoid less durable materials, such as vinyl or aluminum siding, molded plastic or fiberglass details and moldings.				√

Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. Provide evidence that the proposed garage screening is an effective creative solution by providing photographs of examples and details of the material.				√
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.				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Improve the South and West facades with additional balconies and window coverage along the blank stucco wall areas.		√		
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.	√			

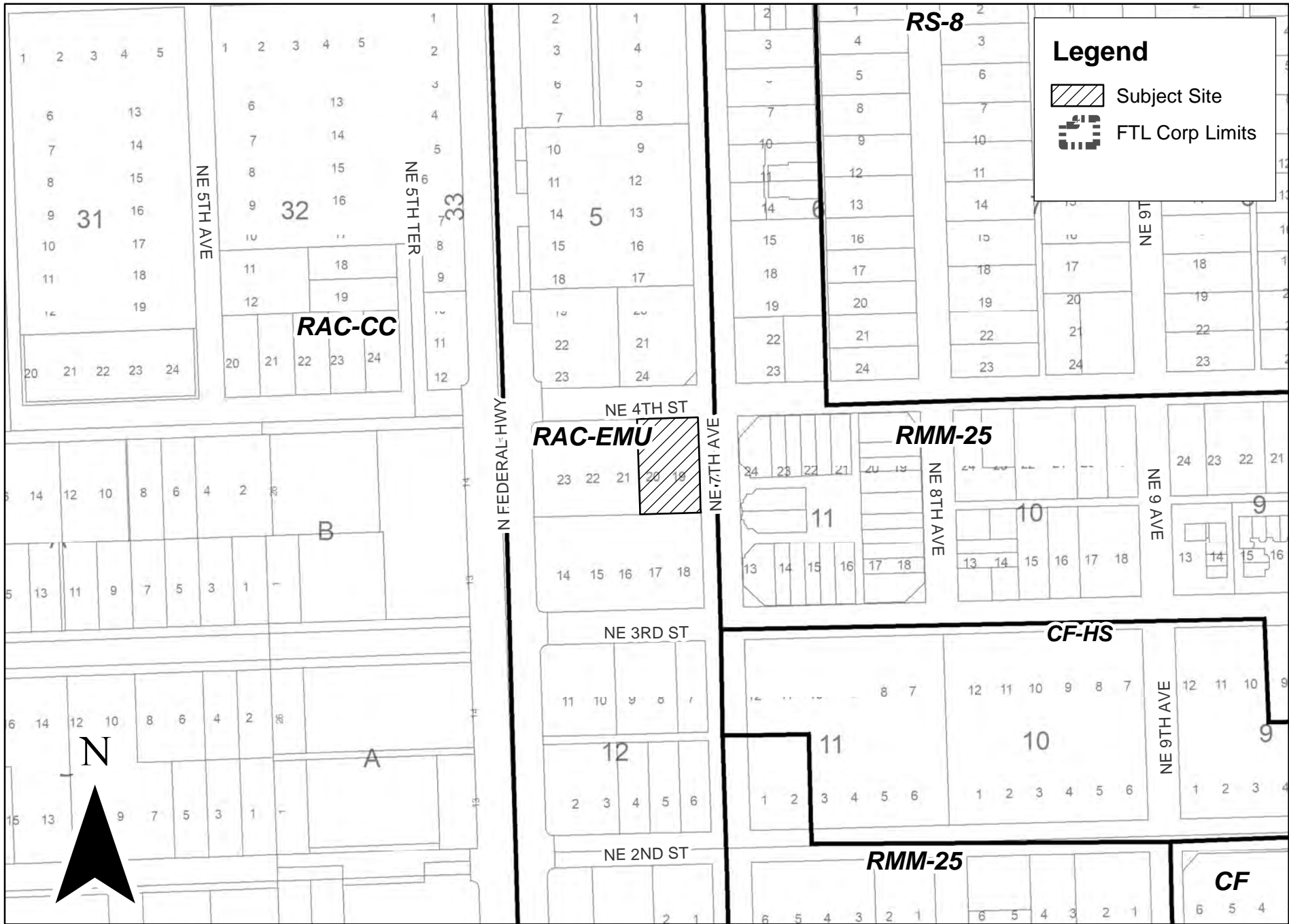
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.			√	
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.			√	
SF3	Encourage durable materials for ground floor retail and cultural uses.			√	
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.			√	
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.			√	
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).			√	
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			√	
SF8	Encourage well-designed night lighting solutions.			√	

CHARACTER AREAS	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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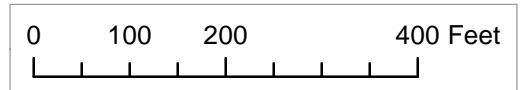
Downtown Core				
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.			√
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			√
1C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			√
Tower guidelines: Non-residential: preferred 32,000 Gross Square Foot floorplate max. Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max. Residential: Buildings over 15 floors: preferred 12,500GSF floorplate max.				√
Near Downtown				
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors. Provide 15 feet setbacks to all sides including West and South facades.		√	
2B	Encourage maximum building height of 30 floors.	√		
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			√
Tower guidelines: Non-residential: preferred 32,000GSF floorplate max. Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max. Residential: Buildings up to 30 floors: preferred 12,500GSF floorplate max.		√		
Urban Neighborhood				
3A	Frame the street with appropriate streetwall heights: 2 to 6 floors.			√
3B	Townhouses are a suitable option, especially on alley blocks.			√
3C	Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors			√
Tower Guidelines: Non-residential: 8 floors max with a min 12ft stepback on portion over 6 floors; preferred 16,000 GSF floorplate max. Residential: 12 floors max with a min 12ft stepback on portion over 6 floors; preferred 10,000 GSF floorplate max.				√

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2	Discourage land uses that are incompatible with transit and walkability. (Refer to ULDR Section. 47-13, Land Development Regulations.)	√			
T3	Encourage pedestrian connections to transit stops and bike parking.	√			
T4	Encourage bike connections to transit stops and bike parking.				√
T5	Parking consistent with TOD Principles.			√	

Encourage structured parking with screening or liner building if parking provided.			✓	
Surface parking should be configured into smaller lots rather than one large lot.			✓	
Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.			✓	
Parking should not face onto plaza or park space of any transit station.			✓	
Include parking for mopeds, scooters, motorcycles, and other similar vehicles.				✓
T6 Incorporate Transportation Demand Management (TDM).				✓
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. (Refer to Section 47-20, Land Development Regulations.)	✓			
T8 Encourage green buildings, green site design and green infrastructure.				✓
T9 Create attractive, active and safe multimodal systems.				✓
COMMENTS				
1				
2				
3				



R18071



Graphic Scale