



Case Number: R19002

CASE COMMENTS:

Please provide a response to the following:

GENERAL COMMENTS

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 (D-RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Verify that copy of plat 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. 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. As this application requests dwelling units in the D-RAC, the proposed project requires a 30-day request for review period by the City Commission. A separate submittal and application is required for City Commission 30-day request for review and, should the Commission call up the application, the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265). Please note units will be allocated to pending projects based on order of project approval.
7. Provide the following changes on site plan:
 - a. Indicate transition between new and existing sidewalks;
 - b. Provide 7' wide minimum clear path on sidewalks. Clear path shall not include tree grates;
 - c. Internalize vehicular drop-off;



- d. Provide shade trees 30' on center on both street frontages. Palms may be used in addition to, but not instead of, shade trees;
 - e. Provide tower floor plate size(s) and tower setback dimensions on site data table.
8. Provide the following changes on elevations:
- a. High quality materials are encouraged for the entire building, with special emphasis on detailing and durability for the first 2 floors;
 - b. As structured parking will be exposed to the street, exceptionally creative solutions should be explored;
 - c. In order to provide effective articulation, assure that there is sufficient horizontal distance ($\geq 6''$) between planes depicted on parking podium facades;
 - d. Provide detailed elevation and section of rooftop mechanical screening.
9. Provide eye-level perspectives from north and south from across SE 4th Avenue and SE 5th Avenue.
10. Accurately depict cladding materials in perspectives.
11. 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.
12. Provide 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. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. As there appear to be enclosed rooms on the roof, please describe in detail the proposed use of the roof and if access is intended now or in the future.
13. 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. For instance, consider a green sustainable roof, as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space.
14. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate pedestrian 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.



15. 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.
16. 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 Sec. 47-38A, Park Impact Fees.

GENERAL COMMENTS

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

17. All construction activity must comply with Sec. 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
18. Additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
19. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

20. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Services Division's DRC Representative.

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

Case Number:	DRT 19001	Zoning District:	RAC-CC
Project Name:	629 Residences	Character Area:	Downtown Core
Project Address:	629 SE 5 th Avenue	Date of Review:	1-2-19

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. Follow Local Street Section. Bulb-outs are not required.		√		
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Consult with Transportation and Mobility (TAM).				√
S5	Maximize street trees on all Downtown Streets. Provide shade trees 30' on center as per Local Street Section.		√		
S6	Encourage location of primary row of street trees between sidewalk and street. Site trees per Local Street Section.		√		
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet. Provide shade trees 30' on center as per Local Street Section.		√		
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet. Provide 12' vertical clearance for shade trees.				√
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 radii dimensions.				√
S12	Discourage curb cuts on “primary” streets. Where possible, reduce driveway width to minimum permitted.		√		
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. On SE 4th Avenue street section, clarify dimensions of component parts. A minimum 7'-wide sidewalk clear path, exclusive of tree grates, is required.				√

S16 Bury all power lines in the Downtown Area. Provide documentation of intent from utilities.				√
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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). On SE 4th Avenue street section, clarify dimensions of component parts.				√
B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. Useable pedestrian space is at a premium in the downtown. Discuss use of proposed landscaped strip fronting SE 4th Avenue.				√
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. While setbacks are not required in Downtown Core, some sort of appreciable relief along pedestal top at east façade should be explored.				√
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. In order to provide continuous active space along SE 4th Avenue, switch out west parking spaces with desirable amenity uses such as fitness and/or naturally lit bike storage with direct street access.	SE 5 th Ave: √	SE 4 th Ave: √		
In order to suggest a sense of eyes-on-the-street along the entire SE 4th Avenue frontage, provide punctures with translucent glass, locations and sizes t.b.d. by architect, at FPL vault and generator room.				
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.	√			
B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations. In order to provide continuous active space along SE 4th Avenue, switch		√		

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 **Rendered perspectives and rendered elevations should be coordinated to consistently and accurately depict surface materials and details.**

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