



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 25, 2022

**PROPERTY OWNER /
APPLICANT:** Flagler Sixth, LLC.

AGENT: Andrew Schein, Lochrie & Chakas, P.A.

PROJECT NAME: Flagler Residences

CASE NUMBER: UDP-S21059

REQUEST: Site Plan Level II Review: 320 Multifamily Residential Units with 29,607 Square Feet of Commercial Use with Associated Parking Reduction Request in the Downtown Regional Activity Center

LOCATION: 513 NE 6th Street

ZONING: Regional Activity Center – Urban Village District (RAC-UV)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Yvonne Redding

Case Number: UDP-S21059

CASE COMMENTS:

Please provide a response to the following:

1. Specify allowable area compliance per Chapter 5 of the FBC
2. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
3. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
4. Show that the separation between the exit access stairways for level 17 and above meet the requirements of section 1007 of the 2020 FBC.
5. Update all building code references to the current 2020 Florida Building Code-Six Edition [FBC 2020 Broward Amendments -101.2]

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?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - 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: UDP-S21059

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide 20' permanent Right-of-Way Easement or dedication along north side of NE 6th Street/Sistrunk Boulevard, to complete half of 80' Right-of-Way section per the most current Broward County Trafficways Plan; show/label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along east side of NE 5th Avenue and west side of NE 5th Terrace, in addition at the northeast corner of NE 6th Street and NE 5th Avenue & the northwest corner of NE 6th Street and NE 5th Terrace intersections to accommodate portion of pedestrian clear path (coordinate required width with TAM) located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown guidelines as appropriate); show/label delineation in the plans.
- c. Provide 10' x 15' (minimum) permanent Utility 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. The utility easement shall not include above and below ground obstructions (landscaping, building structure or other utilities such as backflow, fire line, etc.) will not be allow within the requested easement area that would conflict with City Maintenance access.

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Provide a current 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, dedications, agreements, vacations, etc.).
 - a. Verify the limits of public right-of-way along NE 5th Terrace (i.e., northern right-of-way line). Provide status of Right of Way Vacation Case UDP-V21001. If approved, provide a copy of the recorded Engineering Certificate.
 - b. Existing property boundary delineated in proposed development plans shall be consistent with that shown in corresponding survey.
2. Discuss if a public access easement will be provided with along the northern property line that would allow public pedestrian or vehicular access through private property.
3. Provide a copy of the unity of title with the parcel to the north for the shared drainage system.

Please submit a copy of the document granting this project the legal right between the connection of the private drainage system to the City's Drainage system. Please note that an offsite discharge can only be used when there is a permitted or documented discharge rate for the site
4. Provide copy of Pre-application meeting memorandum with FDOT.



5. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on 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 above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
6. Depict the northern property line for the parcel to verify the limits of improvements associated with this development.
7. Proposed structures and onsite improvements (i.e., storm drain infrastructure, building overhang, backflow preventer) shall not be constructed within existing or proposed right of way/ dedications/easements. 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.
8. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
9. Depict/ label existing/ proposed stop sign/ bar on right of way on driveway connections to right of way as applicable.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges) and streets with streets (25' measured from intersection point of extended property lines).
 - a. 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.
 - b. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans at the northeast corner of NE 6th Street and NE 5th Avenue intersection. Ensure the sight triangles meets the FDOT sight visibility requirements.
11. Proposed exterior building doors shall not open into the public right-of-way and/or permanently dedicated right-of-way easements and sidewalk easements.
12. 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. Provide and label typical roadway cross-sections for NE 5th Terrace to verify and ensure adequate roadway transition to City right-of-way and utility/access easement.
14. For all levels in the parking garage:
 - a. 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.
 - b. Sheets A-202 to A-204: Ensure and label that the drive aisle width at southwest corner turning movement of the parking garage is 24 feet.
 - c. 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.

15. Proposed trees shall be installed a minimum 4 feet behind proposed curbs when adjacent to travel lanes and a minimum of 6 feet away from adjacent travel lanes when no curb is present.
16. 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 and the 100-year, 3-day storm events are maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.
17. 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 loaded 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.
18. Please be advised that pedestrian lighting along City Right-of-Way requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City.
19. 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.
20. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form> . Be advised that the development is being proposed on sewer basin A-21. Said basin is currently undergoing rehabilitation of its pump station to allow for increased capacity. While the City of Fort Lauderdale will allow for the permitting and construction of the proposed development, please note that a Certificate of Occupancy (CO) will not be issued until the rehabilitation of sewer basin A-21 is complete. Provided there are no delays, said rehabilitation is expected to be finalized on December 31, 2022.
21. Discuss disposition of existing 1-inch water meters located within the northern, southern, and western portions of the site.



22. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the 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). Please provide clearances (on plan view and profile view) of all of the utility conflicts for both private and public utilities.
23. Conceptual Paving, Grading, and Drainage Plan:
- a. On-street parking is being proposed on page C-1.1. Be reminded that drainage mitigation is 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.
 - i. Provide proper drainage for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - ii. If exfiltration trench is proposed, provide a drainage inlet (per City standard details and specifications) on each end of exfiltration trench system located within City Right-of-Way.
 - b. 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 water quality, and the 10-year/1-day storm event drainage criteria).
 - c. 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.
24. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
25. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
26. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Existing Stormwater Asset Map possibly affected by the Proposed Development

1. Advisory: 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



DRC Comment Report: ENGINEERING
Member: Johnson Durosier
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954-828-4773

applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.



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CASE COMMENTS:

Please provide a response to the following.

1. 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 perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees. Please proposed in likeness palms as the development to the west for NE 5th AVE. for NE 5th TER palms in likeness to the development to the south. Minimum palm size is 8 feet of gray-wood and minimum 16 feet overall height.
2. During staff meeting it was mentioned by city staff of parking stalls in conflict with sight triangle requirements. If parking stalls are removed, please replace with streetscape landscape materials.
3. Please demonstrate measured distance between street trees on Landscape plans.
4. Proposed design of underground utilities is creating a conflict with the streetscape. Please design the location of the underground utilities as to not create a conflict with horizontal clearance requirements.
 - a. 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. Provide a cross section detail to illustrate this clearance.
 - b. In regard to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows: "The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. "
 - c. NE 5th AVE and NE 5th TER as shown on sheet C-1.1 underground utilities of sewer, water, and drainage systems in conflict with streetscape. Please redesign utilities to allow required horizontal clearance for streetscape.
5. Being that there is a Structural Soil detail and composition provided, please indicate the extent of use on the Landscape, Civil and Site plans of the Structural Soil.
6. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

7. City staff has verified that there is additional Live Oak and Sabal palms on site not indicated on survey, tree disposition sheet and or noted within the Arborist report. Please provide these additional tree and palms information as to tree survey, tree disposition, Arborist evaluation and mitigation.
8. Tree preservation requirements apply, please investigate tree and palm relocation of worthy candidates.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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 not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering Department's review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. 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-S21059

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in parking garage to increase visibility and safety.
11. All restricted areas and resident only areas should be access controlled and labelled as such.
12. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
13. Parking garage should have access control separating private residential parking from public access parking.
14. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S21059

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be per the City's residential routing schedule.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid waste collection shall be from a private loading dock.
7. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Trash Room services will be handled by private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
11. Recommend trash chute accommodate recycling.
12. 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 dwilson@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. None



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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. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. A parking study will be required for the offsite parking provided as per the site plan.
3. Provide a minimum of 7.5 feet wide Sidewalk on NE 6th St. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
4. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
5. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
6. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
7. Please add the following note to site plan if on-street parking is proposed "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count on-street spaces towards their parking requirement; the spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking".
8. Additional comments may be provided upon further review.

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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) Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to residential unit availability at the time of DRC approval, and any remaining available units will be allocated at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from older Downtown RAC unit pools, such units shall be allocated before the allocation of unified flex units or newer pool. Staff will advise the applicant on the status of available units during the DRC approval process.
- 4) The project is subject to either: (1) a 30-day review period by the City Commission, or (2) approval by the City Commission for proposed deviations. 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 (954-828-5265).
- 5) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). 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](#)
- 6) This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

- 7) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC.
- 8) Discuss shifting of 5th Terrace, to align with the northern portions of the right-of-way (case# V19005 and Case #V21001). This is to establish a greater depth for potential development along Federal Highway.
- 9) During the review of previously proposed application (DRC Case R19037) there was discussion that the east-west access drive was intended to provide vehicular access to both developments on the north and south side of the access drive, which is not reflected on the current site plan. Eliminate the curb cuts along 5th Avenue and relocate to the east-west access drive.
- 10) The project does not meet certain Downtown RAC dimensional requirements and Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. If the applicant is proposing to deviate from such, the applicant must identify alternative design solutions which demonstrate and maintain the overall design intent. Applications proposing alternate design solutions are subject to City Commission approval. Staff has commented below under the applicable category and has provided images to assist the applicant.

Please review the DRT comment report. Additional information is needed in-order to provide a full and adequate review of the project's compliance with the DMP.

Principles of Street Design

- a) S9 - provide palm trees to mark the intersections.
- b) S12 - reduce the number of curb cuts along NE 5th Street.

Principles of Building Design

- c) B3 - Does not meet the stepback required along NE 6th Street of 15 feet.
- d) B5 - Floorplate exceed maximums on floors 8 through 15.
B5 - The DMP discourages the proposed "L" shape design.
- e) B6 - Tower should be oriented towards NE 6th Street as that is the primary street.

Quality of Architecture

- f) Q1 and Q2 - More information is needed
- g) Q3 - Increase the variety of high-quality materials. Blank stucco wall on NE 5th Terrace needs additional fenestration or articulation.
- h) Q6 - The "L" shape of the tower appears bulky and gives a 'wall'-type building against lower scale residential buildings to the west and south.
- i) Q6 - The "L" shape will shadow the proposed pool deck on level #7.

Storefronts

- j) SF4 - Increase floor to ceiling height on the ground level by 2 feet to have a clear 21 feet from floor to ceiling.

Character Area

- k) 1C - Floor plates exceed maximum on floors 8 through 15.

- 11) Consider the following comments to address the DMP guidelines:



- a) The building is significantly larger in mass and scale than the immediate surroundings. The project is located at corner of Sistrunk and NE 5th Avenue directly across from the *Eon*, *The Manor*, and *Solmar* residential developments, all of which are midrise buildings ranging from 7 to 12 floors. This project proposes 30 floors with the top of the structure reaching 350 feet. The tower orientation on the site is placed toward the southwest corner of the site which is the closest to the existing developments and is configured in an "L" shape up to the 16th floor, inconsistent with the DMP. The tower placement and "L" shape will impact the adjacent development by impacting light and air flow, as well as visually impacting the area. In conjunction, the lower levels facing these developments are the parking podium levels not liner units. The site is large enough to provide for linear units facing the west and south. Appropriate placement and compatible building design are important for this site given the context and visibility.
 - b) Mitigate building mass by relocating the tower to the northeast corner of the site and provide transition in the design by scaling the building back from southern and western property lines, paying particular attention to the distance and proximity to the existing residential developments.
 - c) Redesign floors 8 to 16 by eliminating the "L" shape design.
 - d) Provide required tower stepbacks once revised.
 - e) Enhance the southeast corner by including enhanced architectural elements that increase the visual interest of the building at that corner rather than vertical parking screening.
- 12) Provide the following changes on the site plan:
- a) Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - b) To maintain a consistent streetscape and pedestrian environment along NE 6th Street, provide paving design consistent with developments to the west.
 - c) Provide width of sidewalk clear path, the minimum requirement is 7 feet clear. Measure from all door openings to any sidewalk impediments.
 - d) Provide width of all right-of-ways.
 - e) Discuss location of on-street parking, there appears to be sight triangle conflicts at the corners of NE 6th Street and NE 5th Avenue.
 - f) Clarify open space and provide calculations on site data table. Illustrate public access to proposed open space.
 - g) Provide additional bicycle parking on-site.
 - h) Provide street lighting approved by the City of Fort Lauderdale Parks Department and indicate location of light poles.
- 13) Provide the following on the elevation plan:
- a) Show measurements from property line to face of building, include stepback measurements.
 - b) Provide details of the parking garage screening material including images or pictures of actual product and application of such as well as percentage of openness.
 - c) Provide additional fenestration or articulation along the east façade blank wall.
 - d) Identify dimensions for setbacks
- 14) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a) 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;
 - b) Identify the location of equipment on building elevations by outlining the equipment with dashed lines;

- c) Provide screening product material including images and/or sections of actual product and application; and
 - d) Elevation drawings graphically illustrate that the equipment will be visible through the glass which is not permitted.
- 15) Provide additional graphics depicting shading devices and overhangs as they affect the pedestrian realm on the ground floor plan.
- 16) Provide additional renderings from pedestrian level along Sistrunk, from Federal Highway, and other key pedestrian views. Including nighttime renderings of the project.
- 17) Provide detailed street cross sections reflecting the cross sections in the DMP.
- 18) Sheet A-211, Open Space Diagram, data table needs to be expanded to reflect the breakdown requirements of Section 47-13.20.E. Vehicular areas cannot be included in the calculations and open space areas on the amenity levels have to be accessible to be counted (some of the proposed areas cannot be counted). Address accordingly.
- 19) Provide contextual plan depicting the adjacent buildings to ensure consistency of building setbacks along NE 6th Street.
- 20) Discuss use of excess space within the parking podium levels, consider alternate types of activation, besides walkways and unused space. Staff recommends incorporating liner units.
- 21) Provide truck turning radius and illustrate access to loading zone and refuse areas,
- 22) Coordinate with the Floodplain Manager, Richard Benton, for floodplain inquires. (Email: RBenton@fortlauderdale.gov, Phone: 954-828-6133). Section 60.3(c)(3) of the NFIP regulations states that a community shall:
- (1) "Require that all new construction and substantial improvements of non-residential structures within Zones AI-A30, AE, and AH on the community's FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level, or (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy."
 - (2) Below-grade parking garages are permitted beneath non-residential buildings in Zones A1-A30, AE, and AH provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards provided above in Section 60.3(c)(3)(ii). Only below-grade parking garages in non-residential buildings that are dry floodproofed are permitted under the NFIP.
 - (3) Guidance on floodproofing is provided in the FEMA manual "Floodproofing Non-Residential Structures" and in Technical Bulletin 3, "Non-Residential Floodproofing — Requirements and Certification."
- 23) 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.

- 24) 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.
- 25) 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:

<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.

GENERAL COMMENTS

- 26) Please note any proposed signs will require a separate permit application.
- 27) 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.
- 28) 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-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 29) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (June 14, 2022), unless an extension of time is mutually agreed upon between the City and the applicant.
- 30) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT21018	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Flagler Residences	
PROJECT ADDRESS:	513 NE 6 Street	
REVIEW DATE:	January 10, 2022	
CASE PLANNER:	Yvonne Redding	
CONTACT INFORMATION:	954-828-6495	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.				Provide dimensions
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.				Provide dimensions
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				Provide cross section
S9	Encourage shade trees along streets, palm trees to mark intersections.		X		Palms needed
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.				Provide dimensions
S12	Discourage curb cuts on "primary" streets.	X			Discuss cuts along 5 th Street
S13	Encourage reduced lane widths on all streets.			X	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.				Discuss shifting 5 th Terrace to align entire ROW
S16	Bury all power lines in the Downtown Area.				More information needed
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).				Discuss shift of 5 th Terrace
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.				More information needed



B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	X			
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	X			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area		X		Floors 8-15 exceed
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.		X		Reorient the "L" shape
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.		X		Stepback not met along Sistrunk or 5 th Street
B8	Surface parking: discourage frontage and access along 'primary' street.	X			
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types.				More Information needed
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor	X			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				More Information needed
B19	Mitigate noise pollution.				More Information needed
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.	X			
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.	X			
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.				Discuss increasing floor to ceiling height by 2 feet
B23	Avoid drive-thrus in the wrong places.			X	
B14	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).	X			
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				More Information needed



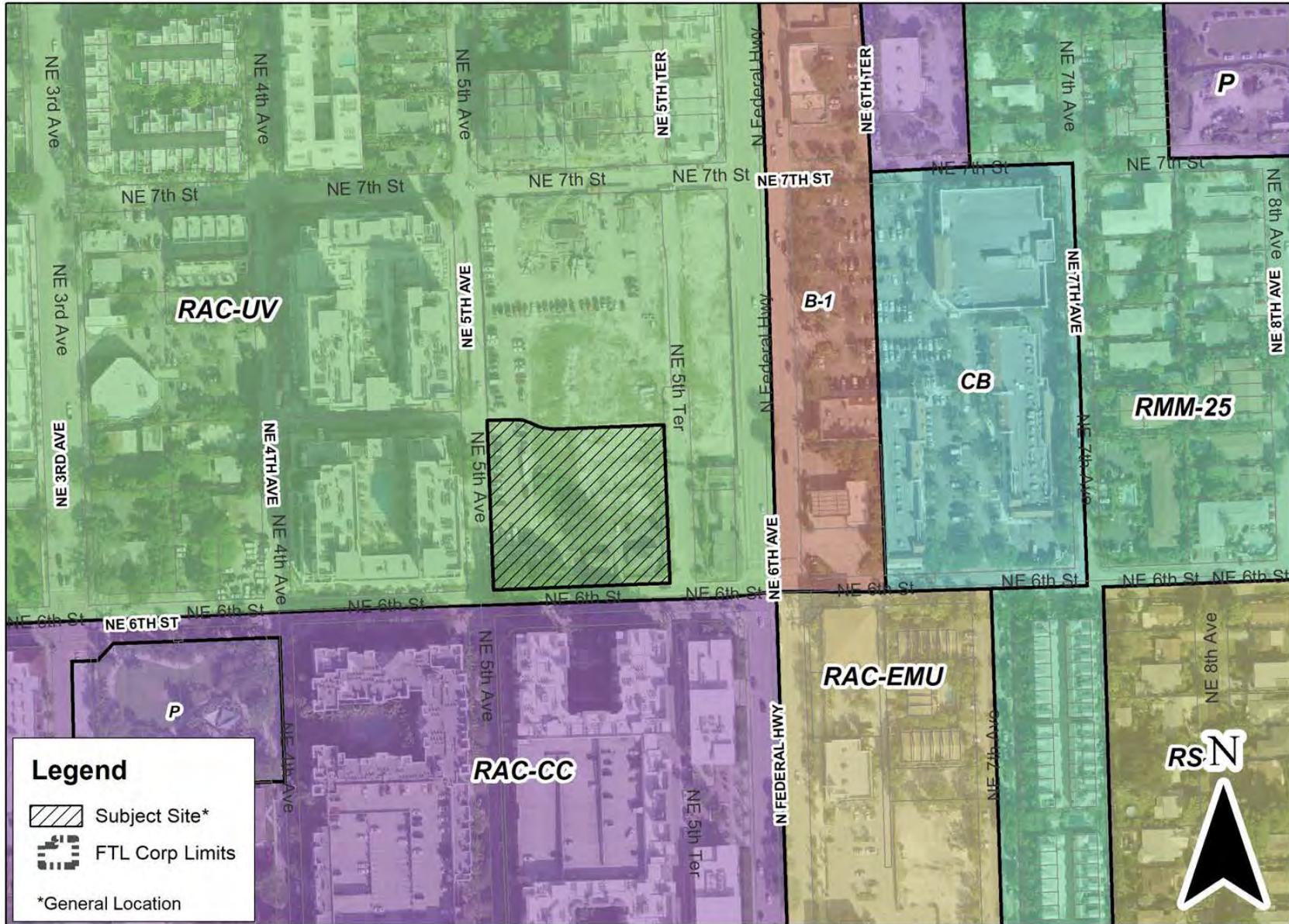
					More Information
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.				More Information needed
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors				#2 Stucco needs more detail
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored				More information needed on screening
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-swailes and rain gardens; solar roof panes/awnings.		X		Design creates "wall" and L-Shape does not meet intent.
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	X			
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			
STOREFRONTS		YES	NO	N/A	MORE INFORMATION NEEDED
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	X			
SF3	Encourage durable materials for ground floor retail and cultural uses.	X			
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	X			Increase floor to ceiling height
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).				More details
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls			X	
SF8	Encourage well-designed night lighting solutions				Need nighttime renderings

INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE INFORMATION NEEDED
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max			X	
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			X	
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max.			X	

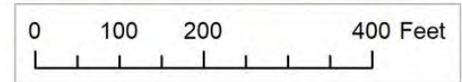


	-Residential: Buildings over 15 floors: 12,500 GSF floorplate max.				
CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE INFORMATION NEEDED
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.				Does not appear to meet on Sistrunk or 5th Street
2B *ULDR*	Maximum building height of 30 floors.	X			
2C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings up to 30 floors: 12,500 GSF floorplate max.			X	Exceeds floor plates on floors 8 - 15
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE INFORMATION NEEDED
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max			X	
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.			X	
3C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. -Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>			X	
NOTE #1:	Provide additional graphics to show shading devices and overhangs and their coverage of the pedestrian walkways and public sidewalks.				
NOTE #2:	Provide cross-section along 5th Terrace to ensure 7 foot clear path is provided between landscape and door openings.				
NOTE #3:	Please refer to DRC comments for addition information.				



UDP-S21059

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\DRC_2022_01-25\UDP-S21059.mxd



Graphic Scale