



Case Number: UDP-A24036

CASE COMMENTS:

Please provide a response to the following:

1. Remove any indication of signage or advertisement from the garage screening.

RESPONSE: There is no indication of signage or advertisement on the garage screening. "Flow.life" was removed from the drawings prior to submission.

2. Downtown Master Plan B-9, states: *"where shielding by active uses cannot be achieved, and have to be exposed to the street, parking garages should be disguised through a variety of architectural screening solutions, (such as windows, landscape elements, architectural panel systems integrated with the overall building design, etc.)"* The proposed amendment does not meet this requirement. A screening material of higher, more substantial material is required. Fabric material does not meet the design intent.

RESPONSE: Section B-9 of the Downtown Master Plan has not changed since February 3, 2020. On February 3, 2020, the City issued approval of flexible mesh garage screening on the Property, with the understanding that the flexible mesh screening will be replaced every 5-7 years (see Notice of Determination for Case No. R16049D3).

It is not possible that flexible mesh screening met the intent of the Downtown Master Plan in 2020 but does not meet the intent today, as this particular section of the Downtown Master Plan remains unchanged from the previous approval.

3. Downtown Master Plan Q-5, states: *"where structured parking must be exposed to the street, exceptional creation solutions should be explored."* The proposed amendment lacks a creative solution to screening the parking podium. In addition, there is a lack of continuity with the overall project design and other parking podium facades, which applicant has not provided any information on the other facades.

RESPONSE: See response to Comment #2.

4. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).

RESPONSE: Acknowledged.