

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	R16066
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Riverwalk Plaza Associates LLP
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	333 North New River Drive East, Ft Lauderdale, FL 33301
E-mail Address	ccrush@crushlaw.com
Phone Number	954.522.2010
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Courtney Crush - Crush Law, PA
Applicant / Agent's Signature	
Address, City, State, Zip	333 North New River-Drive East, Suite 1500 Ft Lauderdale, FL 33301
E-mail Address	ccrush@crushlaw.com
Phone Number	954.522.2010
Letter of Consent Submitted	YES

Development / Project Name	Riverwalk Residences of Las Olas
Development / Project Address	<u>Existing:</u> 333 North New River Drive East, Ft Lauderdale <u>New:</u> 333 North New River Drive East, Ft Lauderdale
Legal Description	WHEELERS SUB BLK B FT FT LAUDERDALE 3-59 D LOT 25 LESS W 15 FOR ST 26,27 & RIPARIAN RIGHTS, 28 & RIPARIAN RIGHTS.
Tax ID Folio Numbers (For all parcels in development)	5042 10 04 0180
Request / Description of Project	Redevelopment of existing office building
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	D Regional Activity Center
Proposed Land Use Designation	D Regional Activity Center
Current Zoning Designation	RAC-CC
Proposed Zoning Designation	RAC-CC
Current Use of Property	Office Building
Residential SF (and Type)	364,050 SF
Number of Residential Units	192 ILU +[0.5x152ALU]+[0.5 x 57 Memory Care UNITS] = 296.5 units
Non-Residential SF (and Type)	223,591 SF
Total Bldg. SF (include structured parking)	587,641 SF
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		34,791SF
Lot Density	N/A	
Lot Width		163'
Building Height (Feet / Levels)		42 Stories / 465-6" (*) / 499' from MSL
Structure Length		
Floor Area Ratio		16.8 FAR
Lot Coverage	MAX 95% 34,791 = 33,051.45 SF	26,208 SF (75.32%)
Open Space	N/A	
Landscape Area		2,408 SF
Parking Spaces		178 Spaces

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [S]	10'	30'-9"
Side [W]	N/A	15'-0"
Side [E]	N/A	6'-2"
Rear [N]	0'	0'

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

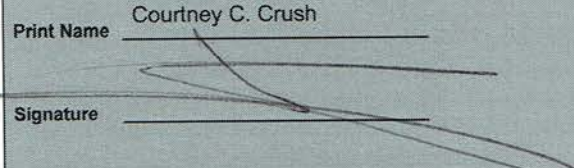
- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Urban Design & Planning staff use only:
Print Name <u>Courtney C. Crush</u>	Date _____
Signature 	Received By _____
Date <u>05.10.2017</u>	Tech. Specs Reviewed By _____
	Case No. _____

Case Number: R16066

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review by the Planning and Zoning Board (PZB). A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (See ULDR Sec. 47-27). Please contact the project planner for more information (954-828-5265).
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. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed Social Service Residential Facility (SSRF) is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
4. As this application requests dwelling units in the Downtown RAC, the proposed project requires review and approval by the City Commission. 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). Attach all narratives provided to City Commission and Final DRC sets.
5. Please note 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. The City is currently completing the final steps which will make 5,000 additional units available in the Downtown RAC in the near future. Staff will advise the applicant on the status of these units during the DRC approval process.

6. 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.
7. Provide general narrative, including number of residents, sleeping rooms, detailed descriptions of unit types and overall scope of project. Attach all narratives provided to PZB, City Commission and Final DRC sets.
8. As per the City's Comprehensive Plan, provide data breakdown on number of sleeping rooms, number of beds and breakdown on density; 1 sleeping room = .5 du in density calculations. Residential density shall not exceed fifty dwelling units per gross acre. Provide overall calculations based on the items above for staff to completed review of density allocation.
9. Coordinate sleeping room data between narrative and site data table.
10. Provide parking table indicating number of spaces for each use and how figures were arrived at.
11. Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments.
12. Building Design:
 - A. Provide detailed elevations of sides of ramps. Indicate materials. Include clear depiction of ramps in eye-level perspective requested in DRT comments.
 - B. Provide detailed elevations of restaurant space and ground floor of building facing south.
13. Streetscape/Landscape Design:
 - A. Provide plan of 3rd Avenue sidewalk on Water Garden property.
 - B. Dimension driveway entrance width at sidewalk.
 - C. Call out paving materials and clearly delineate limits of hardscape on paving plan.
 - D. Consider re-instating sculptural light fixture previously shown along 3rd Avenue walkway.
14. Provide outdoor dining area dimensions on site data table and indicate limits of area(s) on site plan.
15. Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below.
Please note, any proposed signs will require a separate permit application:
 - (1) Location and orientation of all proposed signage;
 - (2) Dimensions of any proposed signage (height, width, depth, etc.);
 - (3) Proposed sign copy; and
 - (4) Proposed colors and materials.
16. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - (1) Consider installation of a B-cycle bike-sharing station as an amenity for residents. Contact Bob Burns, President, B-cycle, 940-478-2191, bburns@bicycle.com.
 - (2) Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width).

- (3) Provide bicycle parking, for both residents and 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.
- (4) Provide bike storage lockers with air pumps for residents. Send email to Ben Restrepo at brestrepo@fortlauderdale.gov for information on bicycle parking standards and to obtain a

copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

17. Consider employing green building practices throughout the project including, but not limited to electric vehicle charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. At DRC Meeting discuss project's sustainable design features.
18. In concert with Transportation and Mobility Department, discuss enhancement of space under 3rd Avenue Bridge.
19. Provide a green roof to enhance building sustainability. Green roof options may include planted space as well as solar panels or a combination thereof.
20. Provide details of tile mosaics.
21. Confirm that transformer box is sited within building and indicate location on plan and elevations.
22. Extend values on photometric plans to all property lines. Show values as pursuant to Sec. 47-25.3.A.3.a and 47-20.14.
23. Pursuant to the Unified Land Development Regulations ("ULDR"), Section 47-25.2.P, this site is located in an area that the City has identified as an archeologically significant zone. The applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.
24. Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, *Design and Construction* of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit

two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.

25. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and 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.
26. The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

27. All construction activity must comply with Sec. 24-11, Construction sites. Contact Luis Hernandez, Interim Chief Structural Inspector, at 954-828-5252 to obtain his signature on the final DRC plans.
28. 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://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
29. An 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.
30. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

31. 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 Service Department's DRC Representative.

CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number: DRT 17005 **Zoning District:** RAC-CC
Project Name: Riverwalk Residences/Las Olas **Character Area:** Downtown Core
Project Address: 333 N. New River Drive East **Date of Review:** 3.20.17

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. Staff recognizes that, due to limited space, parallel parking is not a possibility.	✓			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). Consult with Transportation & Mobility Department (TAM).				✓
S5	Maximize street trees on all Downtown Streets.	✓			
S6	Encourage location of primary row of street trees between sidewalk and street.	✓			
S7	Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. Provide dimensions.				✓
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.			✓	
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 15ft; 20ft for major arterials. Provide dimensions.				✓
S12	Discourage curb cuts on "primary" streets.			✓	
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 ROW conditions. See New River Master Plan comments.				

S16	Bury all power lines in the Downtown Area. Provide documentation from utility companies.				√
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). See New River Master Plan comments.				
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	√			
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). Refer to New River Master Plan comments.				
B4	Framing the street: encourage maximum building 'streetwall' length of 300ft.	√			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).	√			
B6	Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street. Refer to New River Master Plan Comments				
B7	Where towers are located on streets < or = 60ft, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street. Refer to New River Master Plan Comments				
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.	√			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	√			
B12	Encourage pedestrian shading devices of various types. See visual example image at end of this document. Also discuss how design may meet intent.				√
B13	Encourage balconies and bay windows to animate residential building facades.	√			
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 photometrics plan with values extended to all property lines.				✓
B19	Mitigate noise pollution. Discuss noise mitigation program.				✓
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance). Provide dimensions.				✓
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.			✓	
B22	Residential: Encourage minimum ground floor elevation of 2 ft 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). Provide green roof to enhance building sustainability.				
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. Examples of design approaches include, but are not limited to, ‘ <ul style="list-style-type: none"> • Sculpted forks; • Terracing of uppermost levels; • Vertically expressive roof forms; • Unusually shaped roof forms; • Innovative ‘green’elements; • Special materials and lighting; • Integrated with the architecture of the building; • Public uses and viewing decks at upper levels. Revisit design of metal louvers in order to meet the intent of this design standard.		✓		
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. Provide large-scale detail elevations of first and second floor, call out materials and provide photographic examples.				✓
Q4	Respect for Historic Buildings.			✓	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.				✓

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. Expand submitted general narrative to discuss project's response to natural environment, including consideration for green infrastructure and green energy, and project's sustainability program.				✓
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	✓			
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. See Q3.				
SF4	Encourage 15 ft 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 ft depth). See B12.				
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			✓	
SF8	Encourage well-designed night lighting solutions. Provide nighttime renderings. Consider re-instating sculptural lighting elements along 3rd Avenue walkway,				✓

CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Downtown Core					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max. See New River Master Plan Comments.				
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors. See Q2		✓		
1C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.	✓			
	Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> 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.			✓	
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: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> 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: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 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 Sec. 47-13, Land Development Regulations.)	√			
T3 Encourage pedestrian connections to transit stops and bike parking. Consult with TAM.				√
T4 Encourage bike connections to transit stops and bike parking. Consult with TAM.				√
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. Indicate moped/scooter/motorcycle and bike parking. Provide large windows on east side of bike storage room to enliven public realm and provide natural light for interior.				√
T6 Incorporate Transportation Demand Management (TDM). Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking. Provide breakdown of parking spaces per use.				√
T7 Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.)			√	
T8 Encourage green buildings, green site design and green infrastructure. See Q6,				√
T9 Create attractive, active and safe multimodal systems.			√	
COMMENTS				
1 Provide open space design at front and linear park details.				
2 Remove survey info., spot elevations, etc. from site plan. Clearly delineate hardscape and landscape areas.				
3 Provide eye level perspectives from the south sidewalk of North New River Drive East,				

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

Case Number: DRT 17005 Zoning District: RAC-CC
 Project Name: Riverwalk Residences-Las Olas Character Area: River Park Promenade
 Project Address: 333 N. New River Dr. E. Date of Review: 3.20.2017√

STREET DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation	√			
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk			√	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide			√	
S4	Discourage right turn lanes	√			
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets.			√	
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development	√			

STREET DESIGN EXAMPLES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Andrews Avenue <i>Applicant shall address intent to meet 35' setback from 3rd Avenue Bridge as discussed in preliminary meetings Detailed podium sections at west frontage may be needed to determine if intent is being met.</i>				√	
SE 3 rd Avenue					
SW 5 th Avenue				√	
Local Streets Leading to the River				√	
SW 6 th Street between SW 4 th Avenue and Andrews Avenue				√	
SW 7 th / 4 th Avenue				√	

STREET DESIGN EXAMPLES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
FEC Railway South of the River			√	

BUILDING DESIGN GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1 Encourage expressive tops for tall buildings above 25 stories (riverfront towers only) <i>See Downtown Master Plan comments.</i>				
B2 For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river			√	
B3 Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge <i>Provide explanation of tower orientation based on lot and context constraints.</i>		√		
B4 Along SW 6th Street (between SW 4th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area			√	
B5 Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers			√	
B6 Avoid internalized maritime facilities; increase visibility of maritime uses			√	
B7 Encourage active uses facing all public parks and public spaces	√			
B8 Encourage courtyards surrounded by active uses for buildings facing SW 6th Street			√	
B9 Encourage loading, building service, and parking access via alleys, wherever possible			√	
B10 Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels	√			
B11 Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus			√	
B12 Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less			√	

BUILDING DESIGN GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B13 Parking garage and service access entrances are discouraged along public parks			✓	
B14 Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs			✓	
B15 Discourage surface parking lots with more than 10 spaces within 200' of the river's edge			✓	

ACTIVE BUILDING PROGRAM ALONG THE RIVER	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (which ever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk. <i>Provide retail/restaurant square footage as percentage of total building square footage.</i>				✓
New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (which ever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			✓	
Existing building on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.			✓	
New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk.			✓	

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Accessory structures are generally allowed in Areas 1, 2, 3 and 4, however, they are not allowed where Riverwalk is less than 20' wide			✓	
Structures must be directly adjacent to river's edge			✓	
Structures shall not block major view corridors			✓	
The min. distance between any two structures is 250' in Zone 3, and 500' in Zones 1, 2 and 4			✓	

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
The max. Floor Area of any structure is 1,000 sf in Zone 3, and 2,500 sf in Zone 1, 2, and 4			✓	
The Max. Height of accessory structures is 15'			✓	
Accessory structures are allowed to project over the river on a case-by-case basis			✓	
Structures shall allow minimum clear pedestrian path width of 18' to riverfront buildings			✓	

CHARACTER AREA GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
1-A				
1-B				
1-C				
2-A				
2-C				
3-A				
3-B				
3-C				
4-A				
4-B				
4-C <i>Provide more detail on sheet A502 and A503 demonstrating consistency with New River Master Plan page 4.111, note bullet points on right side of page.</i>				✓
5-A				

COMMENTS
1
2
3