



CASE INFORMATION

CASE:	UDP-S24025
MEETING DATE:	April 23, 2024
REQUEST:	Site Plan Level II Review: 290-Unit Multifamily Residential Development and 3,070 Square Feet of Retail Use with an Associated Parking Reduction in the Downtown Regional Activity Center
APPLICANT:	501 Urban Warehouse, LLC.
AGENT:	Stephanie Toothaker, Esq.
PROJECT NAME:	500 Arts Lofts
PROPERTY ADDRESS:	500 SW 2nd Avenue
ZONING DISTRICT:	Regional Activity Center - Southwest Mixed Use District (RAC-SMU)
LAND USE:	Downtown Regional Activity Center
COMMISSION DISTRICT:	4 - Warren Sturman
NEIGHBORHOOD ASSOCIATION:	Tarpon River Civic Association
CASE PLANNER:	Lorraine Tappen

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
2. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
3. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
4. Designate Fair Housing Provisions per FBC Accessibility volume.
5. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
6. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
7. Show that the separation distance between exit access stairways for levels above seventh floor meet the requirements of section 1007 of the FBC.
8. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
9. Show that the openings in the exterior walls adjacent to the south and west property line meet the requirements of Table 705.8 of the 2023 FBC.

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023, the 8th 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>



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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. Prior to issuance of Final Certificate of Occupancy (C.O.), record a 5' permanent Right-of-Way Easement along south side of the adjacent SW 5th Street, to complete half of 50' Right-of-Way section. Show/label delineation in the plans prior to Final DRC approval.
- b. Prior to issuance of Final C.O., record a 5' permanent Right-of-Way Easement along west side of the adjacent SW 2nd Avenue, to complete half of 50' Right-of-Way section. Show/label delineation in the plans prior to Final DRC sign-off.
- c. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along east side of the adjacent SW 3rd Avenue to accommodate portion of pedestrian clear path (coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond existing Right-of-Way (per City's Downtown Master Plan guidelines as appropriate). Show/label delineation in the plans prior to Final DRC sign-off.
- d. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along south side of the adjacent SW 5th Street to accommodate portion of pedestrian clear path (coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond Right-of-Way Easement dedication (per City's Downtown Master Plan guidelines as appropriate). Show/label delineation in the plans prior to Final DRC sign-off.
- e. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along west side of the adjacent SW 2nd Avenue to accommodate portion of pedestrian clear path (coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond Right-of-Way Easement dedication (per City's Downtown Master Plan guidelines as appropriate). Show/label delineation in the plans prior to Final DRC sign-off.
- f. Prior to issuance of Final C.O., record a 10' x 15' (min.) permanent Water Easement for 4 Inch water meter located within the proposed development (for City Maintenance access). Show/label delineation in the plans prior to Final DRC sign-off.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements for services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development->



[services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form](#)

2. ALTA/NSPS Land Title Survey:
 - a. Complete Note #5, to provide a property survey that is 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.
 - b. Provide a PDF copy of all recorded documents (i.e. easements, dedications, agreements, vacations, etc.).
 - c. Ensure that property boundaries shown/labeled are consistent with current Plat.
 - d. Provide spot elevations at property corners and along property lines (50' max. interval spacing).
 - e. Confirm that existing overhead power and cable lines along the south side of adjacent SW 5th Street also extend to the west across the entire north property frontage (especially near northwest corner of proposed development), and update property survey as appropriate.
3. Discuss status of any existing encumbrances such as easements (including whether public or private) that may be shown on ALTA / NSPS Land Title Survey.
 - a. Please be advised that vacation of any platted Utility Easement would require a separate DRC submittal, DRC staff support, and City Commission approval.
 - b. Please be advised that any corresponding Easement Vacation and/or Plat application(s) shall be approved by City Commission prior to Final DRC Sign-off.
4. Cover Sheet: Sheet X5 (Circulation Exhibit) missing in DRC plan set submittal (compared to 'Table of Contents' index on Cover Sheet); please reconcile and update plans as appropriate.
5. Sheet A101 (Ground Floor) & Sheet C0 (Site Plan): Ground floor 'Lobby' area, both 'Retail' areas, and 'FPL Vault' area are labeled with +7.00' NAVD finished floor elevation, which are not consistent with 'FFE=7.40 NAVD' labeled on Sheet C2 (Conceptual Paving, Grading & Drainage Plan) and Drainage Calculations; please reconcile and update as appropriate.
6. Sheet A101 (Ground Floor & 2nd Floor):
 - a. Detail 1/Ground Floor – Where '5% Slope' drive aisle ramp is adjacent to parking stall, clarify if parking stall also slopes at 5% or if a wall is required to reconcile the grade differential.
 - b. Detail 2/2nd Floor Parking – Since ADA parking stalls (and adjacent accessible aisles) shall have 2% maximum slopes in all directions, reconcile with the steeper '5% Slope' labeled for the adjacent drive aisle ramp and update plan as appropriate.
7. Sheets A301 thru A306 (Building Elevations) and Sheets A310 thru A314 (Building Sections): Graphically depict the existing FPL pole carrying overhead high-voltage transmission power lines along north property boundary (i.e. adjacent SW 5th Street) that is to remain (per Sheet L-210/Planting Plan and Sheet C0/Site Plan), and dimension the minimum horizontal clearance to proposed building structure (including balcony and any other building overhangs).
8. Sheet A303 (Enlarged North Elevation), Sheet A312 (Detail Section A) & Sheet A314 (Detail Section C):
 - a. Show/label proposed 'Sidewalk Easement' boundary along the adjacent SW 3rd Avenue.
 - b. Dimension minimum vertical clearance beneath the lowest building overhang to finished sidewalk grade below (i.e. if there is any building overhang encroachment within the Sidewalk Easement).
9. Sheet L-210 (Planting Plan/Street Level):



- a. Show/label existing City utility infrastructure located within the adjacent City Right-of-Way (as depicted in the Civil plans) to help identify potential conflicts. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances per City guidelines to/from City's public infrastructure (i.e. minimum 5 feet and 10 feet horizontal clearance separation is required between city utilities infrastructure and proposed small and medium/large trees, respectively), to allow for continued Public Works maintenance without obstruction. Ensure separation is provided and include a note regarding horizontal clearance requirements on the landscape plans.
 - i. Depict any existing stormwater infrastructure located within adjacent City R/W, connecting to Catch Basin RIM Elev=3.12' (i.e. near northwest corner of project)
 - ii. Depict any existing stormwater infrastructure located within adjacent City R/W, connecting to Catch Basin RIM Elev=3.70' (i.e. near northeast corner of project)
 - iii. Depict any existing stormwater infrastructure located within adjacent City R/W, connecting to Catch Basin RIM Elev=4.71' (i.e. near northeast corner of project)
 - b. Dimension proposed trees to be installed a minimum 4 feet (clear horizontal offset) beyond curbs when adjacent to travel lanes along the adjacent SW 3rd Avenue, SW 5th Street, and SW 2nd Avenue.
10. Sheet C0 (Site Plan):
 - a. Existing 'Power Pole to Remain' (located near northeast corner of proposed development) conflicts with proposed curb & gutter along the adjacent SW 5th Street, confirm minimum horizontal 'clearance' standard for vertical obstructions behind curbs in low-speed urban facilities, and update plans as appropriate.
 - b. Where '5% Slope' drive aisle ramp is adjacent to parking stall, clarify if parking stall also slopes at 5% or if a wall is required to reconcile the grade differential.
11. Sheet C1 (Pavement Marking & Signage Plan):
 - a. Adjacent to driveway serving outbound motorists from the proposed development, since it appears that a wall obscures the sight line for motorists to see the Stop Sign (R1-1, 30"x 30") location and the stop sign encroaches on 'Drainage Well #1', revise plan to mitigate the conflicts as appropriate.
 - b. Adjacent to driveway serving outbound motorists from the proposed development, since it appears that a wall encroaches within the 10' Sight Triangle (measured from back of proposed public pedestrian access sidewalk), revise plan to mitigate the conflict as appropriate.
 - c. Show/label existing pavement markings and signage located within adjacent City Right-of-Way adjacent to the proposed development, including their disposition (i.e. to remain, to be relocated, to be refreshed, etc.):
 - i. Stop sign, stop bar, and double yellow pavement markings serving the SW 5th Street westbound traffic approach to SW 3rd Avenue intersection (near northwest corner of project)
 - ii. Stop sign, stop bar, and double yellow pavement markings serving the SW 2nd Avenue northbound traffic approach to SW 5th Street intersection (near northeast corner of project)
 - iii. Highway-Rail Grade Crossing pavement markings serving the SW 5th Street eastbound traffic approach to FEC Railway tracks (near northeast corner of project)
12. Sheet C2 (Conceptual Paving, Grading & Drainage Plan):
 - a. Provide minimum 0.3% longitudinal grade for proposed 'Type F' curb & gutter and concrete valley gutter along the adjacent SW 3rd Avenue, SW 5th Street, and SW 2nd Avenue, and label existing street cross-slopes at high points and low points (and in between as appropriate) to demonstrate harmonization with adjacent street grading.



- b. Demonstrate that surface runoff within adjacent City Right-of-Way will be conveyed to existing or proposed 'Catch Basin' located at all low points in the proposed 'Type F' curb & gutter and concrete valley gutter.
 - c. Show/label existing stormwater infrastructure that the following 'Catch Basins' (i.e. located within adjacent City Right-of-Way, per 'ALTA/NSPS Land Title Survey') may be connected to:
 - i. Catch Basin RIM Elev=3.12' located near northwest corner of project
 - ii. Catch Basin RIM Elev=3.70' located near northeast corner of project
 - iii. Catch Basin RIM Elev=4.71' located near northeast corner of project
 - d. Demonstrate that surface runoff within adjacent City Right-of-Way, conveyed via proposed 'Type F' curb & gutter and concrete valley gutter, will not be released as concentrated drainage flow beyond the respective 'Match Existing Grade' limits of this proposed development (i.e. south towards abutting Right-of-Way frontages along SW 3rd Avenue and SW 2nd Avenue).
 - e. Demonstrate that the south end of proposed 'Type F' curb & gutter (i.e. adjacent to northbound SW 3rd Avenue vehicular traffic) will not be a safety hazard, perhaps transitioning to/from 0" curb height.
 - f. Sections A-A thru D-D – Show/label proposed Sidewalk Easement width as appropriate on each section, which extends between existing 'PL' or proposed 'R/W ESMT' boundary and back of proposed public pedestrian access 'Sidewalk'.
 - g. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
13. Drainage Calculations:
- a. Provide the Pre/Post off-site impervious area calculations (i.e. within the adjacent SW 3rd Avenue R/W, SW 5th Street R/W, and SW 2nd Avenue R/W).
 - b. Use the SFWMD conservative design formula for exfiltration trench calculations, when the trench width is greater than two times the total trench depth.
14. Provide reasonable assurances that the drainage system (including exfiltration trench and catch basin manhole structures) located beneath the parking garage structure will be able to be effectively operated and maintained.
15. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.
16. 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 Development Services Development for Maintenance of Traffic.

Please provide a statement describing potential impacts to public right-of-way during construction of the development. This statement shall describe, but not limited to:

- Potential roadway and sidewalk closures, including phasing and duration.
- Use of pedestrian overhead canopy to maintain pedestrian travel.
- Impacts to public parking areas and parking arrangements for construction personnel.
- Crane operations



- Describe the construction impacts of the proposed design on the adjacent areas (right-of-way, properties, etc.) and the unique limitations of the site such as proximity to major roadways and waterways.
17. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the UD&P Case Planner for details to match the area.
18. Conceptual Paving, Grading, and Drainage Plan:
- a. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
 - 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.
 - c. 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).
 - d. 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.
19. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
20. Additional comments may be forthcoming at the DRC meeting and once additional/revised information is provided on plans.

Advisory Comment:

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



Case Number: UDP-S24025

CASE COMMENTS:

Please provide a response to the following:

1. 2020 FEMA FIRM is AE 6, 7.4 ft NAVD is required for all residential areas.
2. If the structure is to be floodproofed, it must meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3. Intention to floodproof must be detailed on plans.
3. Provide elevation of utility rooms. The minimum required elevation for machinery is BFE +1.4' NAVD (7.4 ft NAVD).
4. Multiple pages show elevation of 7.0 ft NAVD and 7.4 ft NAVD in same area (i.e. C0 and C2). Verify intended elevations throughout all sheets.

GENERAL COMMENTS

The following comments are for informational purposes.

1. On January 31, 2024, FEMA released the Letter of Final Determination. The 2020 FIRM has become the best available flood hazard data. The BFE has changed from 0.2 X to AE 6. Your DRC documents were submitted on March 22, 2024, and are required to comply with the 2020 FIRM, the minimum FFE is 7.4 ft NAVD.
2. Refer to FEMA P-348: Protecting Building Utility Systems from Flood Damage
Technical Bulletin 3: Requirements for the Design and Certification of Dry-Floodproofing Non-residential and Mixed-Use Buildings
3. Floodproofing Requirements- Required to be submitted prior to approval at plan review.
 - Meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3
 - Completed Floodproofing certificate (section II)
 - Emergency operations plan (draft)
 - Panel legend (if applicable) panel numbering and map of location of installation
 - Panel Installation instructions
 - Proposed storage location of the panels and all required hardware for code compliant installation
4. Additional comments may follow pending submission of the complete plan set.



Case Number: UDP-S24025

CASE COMMENTS:

Please provide a response to the following.

1. Provide, in tabular format, all open space and landscape required versus proposed calculations for RAC-SMU zoning district as per ULDR 47-13.20.E. on Sheet L-210 Planting Plan Street Level and/or Sheet L-221 Street Level Pervious Area Plan.
2. Within the RAC districts, newly planted street trees shall be a minimum of 16 feet tall; 8 feet spread 6 feet clearance within 12 feet of the travel lane and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. A minimum of 50% of the required street trees must be canopy trees. Small maturing trees require a minimum 6 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio.
3. 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.
4. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, it is encouraged to bury all power lines in the Downtown area and to locate to allow for tree planting and root systems. Please look into how this can be addressed to allow for preferred large shade trees on SW 5th Street and SW 2nd Avenue.
5. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. This requirement shall apply to SW 5th Street and SW 2nd Avenue tree plantings as well as SW 3rd Avenue.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
6. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
7. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under



required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities. Please note and illustrate this on landscape plans.

9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please specifically note and illustrate this on landscape plans.
10. 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. Please revise if in conflict.
11. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones of high, medium, and low on a plan, and include calculations in table.
12. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

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 do not apply for these at time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass doors should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pools, and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS.
9. All landscaping should conform to CPTED guidelines.
10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Commercial unit exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
12. Light reflecting paint should be used in the parking garage to increase visibility and safety.
13. All restricted areas and resident only areas should be access controlled and labelled as such.
14. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
15. Parking garages should have access control separating private residential parking from public access parking.



16. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggy-backing".
17. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
18. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

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.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property. (Pulling in and backing out).
9. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
10. Solid waste collection shall be from a private loading dock.
11. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
12. Containers: must comply with 47-19.4
13. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness.
14. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
15. Recommend trash chute accommodate recycling.
16. Draw equipment on the plan to show it will fit in trash room.
17. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.



18. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.

- *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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
- *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:

Please provide specific details of solid waste and recycling collection per building



Case Number: UDP-S24025

CASE COMMENTS:

1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If 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. Submit a parking analysis justifying the request for a parking reduction.
3. 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.
4. Per Florida Building code a proposed development is required to provide 1 ADA parking stall per every 25 parking spaces provided. The proposed set of plans are deficient in ADA parking spaces.
5. 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. Properly dimension the parking stall dimensions on the plan sets.
6. 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 each proposed driveway. The minimum inbound stacking requirement is three stacking spaces, the minimum outbound stacking requirement is one stacking space. The site does not meet the minimum requirement measured from the back of sidewalk into the site. The intersecting drive aisle on the ground floor conflicts with this minimum stacking requirement. Update the plans so that there are no conflicts with the minimum stacking requirement.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
8. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.



9. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
10. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle). The proposed parking garage is considered the dead end area, the total parking in the parking garage leading up to the 7th floor is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit with out having to make a 2 point turn around.
11. Provide a minimum of 7 feet wide sidewalk on **SW 3rd Avenue, SW 2nd Avenue, and SW 5th Street**. 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 5 feet in width. The back of sidewalk shall be placed on the right-of-way dedication/easement line.
12. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
13. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
14. Illustrate the upstream and downstream driveway and intersection sight triangle requirements in Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
15. The city reserves the right to meter on street parking stalls on the public right of way at any time.
16. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
17. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
18. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.



1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: UDP-S24025

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033 the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination. The applicant has provided a statement requesting and agreeing to a waiver of these timeframes for review and approval.
2. 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: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighborhood-support/neighborhood-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.
3. 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.
4. Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Unified Flex Table, there are insufficient flex units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:
 - a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.
 - b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.
 - c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.
 - d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
 - e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.



5. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,300 per unit for the total number of units within the development. In-lieu payments shall be one hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance.
6. Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission 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 (954-828-5018).
7. 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.
8. Provide a preliminary 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. (For more significant projects, RAC, etc.) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
9. 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.
10. 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
11. Update the site data information on the Site Plan, Sheet C0, to address the following:
 - a. Label planter in northeast corner.
12. 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:

Principles of Street Design

- a. **S7, Horizontal Clearance.** 34 feet apart on SW 3rd Avenue
- b. **S9, Palms at Intersections.** Add palms at corners.
- c. **S11, Curb Radius.** Reduce curb radius to maximum 15 feet.
- d. **S16, Bury Powerlines.** Provide more information on exiting lines and plans for burying lines.



Principles of Building Design

- e. **B1, Streetwall Setback.** Move architectural elements out of setback.
- f. **B3, Streetwall Height.** Provide information on how design provides light and air to the streets below without setback.
- g. **B5, Tower Floorplate.** L-shaped towers are discouraged due to the impact on the skyline and street environment.
- h. **B-7, Tower Stepback.** Provide information on how design provides light and air to the streets below. Provide information on how design provides light and air to the streets below.
- i. **B11, B15, Ground Floor.** A large portion of the northern and eastern façade is not active. Consider internalizing the elevator, stairs, and some of the back of house uses to allow for more activation. Also, first floor height is not in scale with height of buildings. Incorporate more prominent entryway. Clarify if depth of retail space along SW 3rd Avenue.
- j. **B12, Pedestrian Shading.** With the exception of the arcade along SW 3rd Avenue, there are no other pedestrian shading devices. Considering incorporating additional arcades or architectural features that could provide additional shade.
- k. **B24, The Fifth Façade.** Provide additional details concerning any sustainable roof treatments that are to be implemented.

Quality of Architecture

- l. **Q1, Skyline Drama.** Add more sculptural form to rooftop.
- m. **Q3, Durability and Quality of Materials.** Provide more information on the proposed materials.
- n. **Q5, Parking Podium Facades.** Line parking garage with habitable space. Where active liner use is not possible, ensure screening is made of high-quality, durable materials. Consider lighter, airier materials that do not absorb heat. See graphic examples of garage screening.
- o. **Q6, Response to Natural Environment.** Provide more information on how the building incorporates green solutions.
- p. **Q7, Creative Façade Composition.** Incorporate articulation to podium and tower, enhance corners with horizontal and vertical elements, and add sculptural design elements to top.
- q. **Q8, Original Self-Confident Design.** See Q7.

Storefronts

- h. **SF1, Retail Location Strategy.** See comment under B11.
- i. **SF 6, Pedestrian Shading.** See comment under B12.
- j. **SF7 Multi-level Storefront Displays.** Consider multi-level storefront displays to disguise parking podium.

Character Area

- k. **2A, Stepback.** Provide justification for deviation that considers the narrow right-of-way and need to allow light and air between buildings.
- l. **2C, Encourage Slender Tower.** L-shaped towers are discouraged.

TOD Guidelines

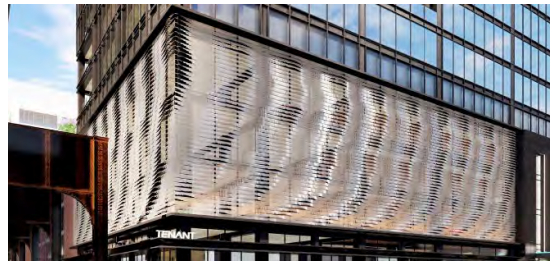
- k. **T5,** Additional details concerning the method of screening the parking garage is needed. Elevations do not indicate type of material to be used or method of how vehicle headlights will be screened.
- l. **T5,** Include parking for mopeds, scooters, motorcycles, and other similar vehicles.



First Floor Double-Story Height



Parking Podium Screening



Building Corner Treatments



For more information, refer to the complete Downtown Master Plan Design Review Team (DRT) Comment Report attached.

13. As designed and oriented, the building does not support allowing light and air at the street level. Also, the multistory parking podium is out of scale with the building and the narrow width of the SW 5th Street right-of-way. Discuss in narrative methods for adjusting the design to meeting Downtown Master Plan guidelines regarding building design.

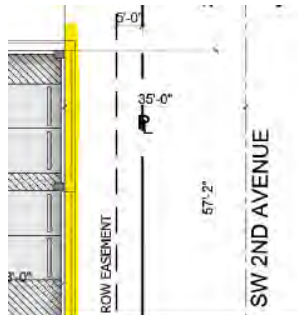
14. Provide the following changes on site plan:

- Label colored lines.
- Internalize elevator, stairs, and utility room to reduce impact of façade ground floor, podium, and tower facing SW 5th Street.
- Show 7-foot clear path on Sheet L-221.
- Address conflict between loading area and vehicle stacking requirements.
- Consider expanding the depth of the retail space located on SW 3rd Avenue.
- Provide dimension of 5-foot landscape buffers.
- Clarify conflict in front setback on site plan and elevations.
- Add floor area for each floor in site plan data table.

15. Provide the following on the floor plans:



- a. Label use of space on all floors.
- b. Balconies cannot be placed in the setback unless fully open on all sides.
- c. Show end points of 15' dimension on northeast corner on Sheet A102.
- d. Label, provide dimension and setbacks for architectural features and balconies on floor plans.
- e. Garage screening should be located within the require setback. Identify line work (highlighted in yellow below) within setback on floor plans.



- 16. Provide the following changes on the elevations:
 - a. Activate parking podium with residential use.
 - b. Provide dimension and setback for architectural features.
 - c. Provide setback to tower building face.
 - d. Increase first floor height to 21 feet to enhance the pedestrian experience.
 - a. Replace mural at northwest corner with more significate corner feature both vertically and horizontally, to emphasize the building corner and create a notch or a curved facade at the ground level, setting the building back with a space for pedestrians.
 - e. Clarify screening on parking podium on 3rd and 7th floors on east and west elevations. It looks open on east elevation.
 - f. Replace garage screening with more decorative screening material.
 - g. Remove architectural features on Detail Section A/Sheet 312 in setback.
 - h. Add articulation to the podium and tower facades to reduce massing.
 - i. Expand windows on east tower elevation.
 - j. Include specifications, and/or photographic examples of proposed materials.
 - k. Provide street sections with dimensions.
- 17. Include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
- 18. Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
- 19. An application for a parking reduction is needed for this project as presented. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
- 20. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal



description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.

21. 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. 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 dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
22. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan.
23. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
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. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located 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. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. Consult with Transportation and Mobility for bike lines in a planned network.
26. In the placement of public art on the development site, see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

GENERAL COMMENTS

The following comments are for informational purposes.



1. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
2. 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 case planner (Lorraine Tappen, LTappen@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.



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-S24025/UDP-DRT24005	NOTES:
PROJECT NAME:	500 Art Lofts	- 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 ADDRESS:	500 SW 3 rd Avenue	
REVIEW DATE:	April 2, 2024	
CASE PLANNER:	Lorraine Tappen	
CONTACT INFORMATION:	LTappen@fortlauderdale.gov	

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.	X			
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. 34 feet apart on SW 3rd Avenue		X		
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet	X			
S9	Encourage shade trees along streets, palm trees to mark intersections. Need to add palms at corners.		X		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a <u>preferred maximum 15</u> feet; 20 feet for major arterials. Curb radius is 25 feet.		X		
S12	Discourage curb cuts on "primary" streets.	X			
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.			X	
S16	Bury all power lines in the Downtown Area.				X
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage). Architectural elements not permitted in setback.				X
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	X			



B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). Deviation required where setback not provided. Provide justification.		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 L-Shaped tower discouraged. Provide in data table floor area of all floors.		X		
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			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street. Deviation requested. Provide information on how design provides light and air to the streets below.		X		
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. First floor height is not in scale with height of buildings. Incorporate more prominent entryway. Clarify if depth of retail space along SW 3rd Avenue.		X		
B12	Encourage pedestrian shading devices of various types.		X		
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.	X			
B19	Mitigate noise pollution.	X			
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.			X	
B23	Avoid drive-thrus in the wrong places.			X	
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).	X			



QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. Provide more sculptural design on tower.		X		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
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 Need photographic examples of materials.				X
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. Incorporate active uses and more creative design solution for parking podium.		X		
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.	X			
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Incorporate articulation to podium and tower, enhance corners with horizontal and vertical elements, and add sculptural design elements to top.		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
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. Provide photographic examples of proposed materials.				X
SF4	Encourage 15-foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Increase height of ground floor in proportion to height of building.	X			
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).		X		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls		X		
SF8	Encourage well-designed night lighting solutions	X			



CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors. Stepback deviation requested for west and north stepbacks.		X		
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. L-shaped towers are discouraged. Add tower floorplate area to site plan data.		X		
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE
T2	Discourage land uses that are incompatible with transit and walkability.	X			
T3	Encourage pedestrian connections to transit stops and bike parking.	X			
T4	Encourage bike connections to transit stops and bike parking.				X
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		X		
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				X
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.			X	
T8	Encourage green buildings, green site design and green infrastructure.				X
T9	Create attractive, active and safe multimodal systems.				X

UDP Response: Provide updated narrative and remaining fees.

Case Number: UDP-S24025

URBAN DESIGN & PLANNING CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033 the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination. The applicant has provided a statement requesting and agreeing to a waiver of these timeframes for review and approval.

REV 1 Response: Applicant acknowledges that a waiver of the timeframe was approved.

UDP Response: Acknowledged

2. 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: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighborhood-support/neighborhood-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.

REV 1 Response: Applicant will provide a summary of all public outreach efforts prior to City Commission.

UDP Response: Acknowledged

3. 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.

REV 1 Response: Acknowledged.

UDP Response: Acknowledged

4. Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Unified Flex Table, there are insufficient flex units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:

- a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.

REV 1 Response: Applicant has opted to provide a ratio of affordable housing within the Project in compliance with ULDR Section 47-23.16.B.2.c. An Affordable Housing Development Plan will be submitted for review and comment in the next submittal.

REV 2 Response: Please refer to uploaded DRAFT Affordable Housing Development Plan.

UDP Response: Draft Affordable Housing Plan not provided.

- b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.

REV 1 Response: Not applicable. Applicant has opted to provide a ratio of affordable housing within the Project in compliance with ULDR Section 47-23.16.B.2.c. An Affordable Housing Development Plan will be submitted for review and comment in the next submittal.

REV 2 Response: Please refer to uploaded DRAFT Affordable Housing Development Plan.

UDP Response: Draft Affordable Housing Plan not provided.

- c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.

REV 1 Response: A point-by-point narrative demonstrating compliance with ULDR Section 47-23.16.B.2.c. will be provided in the next submittal.

REV 2 Response: Please refer to uploaded point-by-point narrative demonstrating compliance with ULDR Section 47-23.16.B.2.c.

UDP Response: Updated narrative not provided.

- d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.

REV 1 Response: An Affordable Housing Development Plan will be submitted for review and comment. Applicant acknowledges that the Affordable Housing Development Agreement and Deed Restriction will be conditions of approval prior to the issuance of building permits.

UDP Response: Draft Affordable Housing Plan not provided.

- e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.

REV 1 Response: Applicant acknowledges and will comply.

REV 2 Response: Please refer to uploaded DRAFT Affordable Housing Development Plan.

UDP Response: Acknowledged

5. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,300 per unit for the total number of units within the development. In-lieu payments shall be one hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance.

REV 1 Response: Not applicable. Applicant has opted to provide a ratio of affordable housing within the Project in compliance with ULDR Section 47-23.16.B.2.c. An Affordable Housing Development Plan will be submitted for review and comment in the next submittal.

REV 2 Response: Please refer to uploaded DRAFT Affordable Housing Development Plan.

UDP Response: The current in lieu of fee is \$10,609 in 2025.

6. Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission 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 (954-828-5018).

REV 1 Response: Acknowledged.

UDP Response: Acknowledged

7. 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.

REV 1 Response: To be determined in a future resubmittal.

UDP Response: Acknowledged

8. Provide a preliminary 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. (For more significant projects, RAC, etc.) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.

REV 1 Response: To be determined in a future resubmittal.

UDP Response: Acknowledged

9. 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.

REV 1 Response: Refer to uploaded Preliminary SCAD confirming the project satisfies public school concurrency.

UDP Response: Provide updated preliminary SCAD to reflect proposed 298 units.

10. 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:

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

REV 1 Response: The total park impact fee is estimated to be \$571,050.

UDP Response: Acknowledged

11. Update the site data information on the Site Plan, Sheet C0, to address the following:

- a. Label planter in northeast corner.

REV 1 Response: See planter labeled on updated site plan.

UDP Response: Acknowledged

12. 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:

Principles of Street Design

- a. **S7, Horizontal Clearance.** 34 feet apart on SW 3rd Avenue
REV 1 Response:
UDP Response: DMP preferred max is 30 feet. Check 34-foot measurement on page L-210.
- b. **S9, Palms at Intersections.** Add palms at corners.
REV 1 Response: Palms have been provided at corners
UDP Response: Complete
- c. **S11, Curb Radius.** Reduce curb radius to maximum 15 feet.
REV 1 Response: Curb radius have been reduced to 15' at the NE/NW corners of the site.
UDP Response: Complete
- d. **S16, Bury Powerlines.** Provide more information on exiting lines and plans for burying lines.
REV 1 Response: The existing transmission line cannot be buried per FPL requirements.
UDP 11/24: Complete UDP Response: Clarify plan for powerlines along SW 2nd Avenue?

Principles of Building Design

- e. **B1, Streetwall Setback.** Move architectural elements out of setback.
REV 1 Response: The building streetwall is behind the setback lines. Architectural articulation and features are permitted exceptions per B-1 of Principles of Building design.
UDP Response: Complete
- f. **B3, Streetwall Height.** Provide information on how design provides light and air to the streets below without setback.
REV 1 Response: A shadow study shows the proposed more compact design will provide more light and air to the streets than a design with a similar floorplate and total gross floor area but a longer and taller building that would meet setback of the Downtown Master Plan Design Guidelines.
UDP Response: Acknowledged
- g. **B5, Tower Floorplate.** L-shaped towers are discouraged due to the impact on the skyline and street environment.
REV 1 Response: The proposed design is a direct response to the L-shaped configuration of the property while respecting tower separation setback from interior property lines.
UDP Response: Acknowledged
- h. **B-7, Tower Setback.** Provide information on how design provides light and air to the streets below. Provide information on how design provides light and air to the streets below.
REV 1 Response: A shadow study shows the proposed design will not only provide light and air to the three streets at different time of day, the proposed more compact design will also provide more light and air to the streets than a design with a similar floor plate and total gross floor area but a longer and taller building that would meet setback of the Downtown Master Plan Design Guidelines.
UDP Response: Acknowledged
- i. **B11, B15, Ground Floor.** A large portion of the northern and eastern façade is not active. Consider internalizing the elevator, stairs, and some of the back of house uses to allow for more activation. Also, first floor height is not in scale with height of buildings. Incorporate more prominent entryway. Clarify if depth of retail space along SW 3rd Avenue.
REV 1 Response: The revised design provides a deeper retail space with an extended arcade on the west to enhance pedestrian activation by relocating some of the building services to the east side. The façade of active use for Lobby on the north has increased with the relocation of the fire command room. Internalizing the elevator core is not feasible due to traffic circulation on a garage level with design restricted by the depth of the property. The elevator core is articulated with a vertical art mural.
UDP Response: Acknowledged
- j. **B12, Pedestrian Shading.** With the exception of the arcade along SW 3rd Avenue, there are no other pedestrian shading devices. Considering incorporating additional arcades or architectural features that could provide additional shade.
REV 1 Response: While a covered arcade is provided on SW 3rd Avenue to enhance north-south pedestrian connectivity to the New River as an objective of the Downtown Master Plan Design Guidelines, overhead canopies and design articulations are provided on three sides of the proposed building.
UDP Response: Acknowledged
- k. **B24, The Fifth Façade.** Provide additional details concerning any sustainable roof treatments that are to be implemented.
REV 1 Response: The amenity deck above the garage will have durable finishes and roofing with light colors to reduce the heat island affect. The deck will have planters with native plants and trees to create shades for the amenity uses.
UDP Response: Acknowledged

Quality of Architecture

- l. **Q1, Skyline Drama.** Add more sculptural form to rooftop.
REV 1 Response: The top 28th floor is stepped back on all sides with added full height glass to differentiate the rooftop design. A raised tower element is proposed at the northwest corner of the building accompanied with taller glazing, a roof opening, bright color and lighting to establish an identity in the skyline.
UDP Response: Acknowledged
- m. **Q3, Durability and Quality of Materials.** Provide more information on the proposed materials.
REV 1 Response: The majority of the ground level façades will have decorative wall tiles and extensive storefronts for the active use spaces. Other areas will utilize textured art murals on different facades.
UDP Response: Acknowledged
- n. **Q5, Parking Podium Facades.** Line parking garage with habitable space. Where active liner use is not possible, ensure screening is made of high-quality, durable materials. Consider lighter, airier materials that do not absorb heat. See graphic examples of garage screening.
REV 1 Response: The podium façade will utilize design features including decorative metal frames with mesh screens and façade articulations.
UDP Response: Acknowledged
- o. **Q6, Response to Natural Environment.** Provide more information on how the building incorporates green solutions.
REV 1 Response: The building will be designed with sustainable materials, energy efficient mechanical, plumbing and electrical systems and appliances, natural lighting, durable and light color hardscape with native landscape species. In addition, bike racks are provided per the comments.
UDP Response: Acknowledged
- p. **Q7, Creative Façade Composition.** Incorporate articulation to podium and tower, enhance corners with horizontal and vertical elements, and add sculptural design elements to top.
REV 1 Response: The podium façade will utilize design features including decorative metal frames with mesh screens and façade articulations not limited to projections, recesses and bandings. Exterior lighting will enhance the building top. Above the podium, a recessed arcade is provided on both north and west facades. The 28th level is stepped back on all sides and added full height glass to differentiate the skyline. The vertical structure at the NW corner of the roof is accompanied with taller glazing that establishes an identity in the skyline.
UDP Response: Acknowledged
- q. **Q8, Original Self-Confident Design.** See Q7.
REV 1 Response: The revised building design provides stronger expression with different articulations at separate levels, please refer to the response to Q7 above.
UDP Response: Acknowledged

Storefronts

- h. **SF1, Retail Location Strategy.** See comment under B11.
REV 1 Response: The retail space and the covered arcade is enlarged with a deeper space on SW 3rd Ave. which could be a pedestrian corridor to reach Riverwalk. The Lobby storefront facade is increased on the North.
UDP Response: Acknowledged
- i. **SF 6, Pedestrian Shading.** See comment under B12.
REV 1 Response: In addition to the extended covered arcade on West, the canopies and design articulations are provided on all three sides of the proposed building.
UDP Response: Acknowledged
- j. **SF7 Multi-level Storefront Displays.** Consider multi-level storefront displays to disguise parking podium.
REV 1 Response: The ground level height is increased to 21'-0" with taller storefronts. The corner with double-volume structure creates a visual anchor at the NW corner.
UDP Response: Acknowledged

Character Area

- k. **2A, Stepback.** Provide justification for deviation that considers the narrow right-of-way and need to allow light and air between buildings.
REV 1 Response: The proposed design is a response to the configuration of the L-shaped property. A shadow study shows the design would provide more light and air to the streets than a design that would meet the Downtown Master Plan Design Guidelines which would require a longer and taller building for the same total Gross Floor Area.
UDP Response: Provide tower stepback measurement from podium in site plan data table.
- l. **2C, Encourage Slender Tower.** L-shaped towers are discouraged.
REV 1 Response: The L-shaped configuration of the property does not have sufficient depth for a functional building with a rectangular layout.
UDP Response: Acknowledged

TOD Guidelines

- k. T5, Additional details concerning the method of screening the parking garage is needed. Elevations do not indicate type of material to be used or method of how vehicle headlights will be screened.

REV 1 Response: Concrete crash walls are provided to screen the car headlights. Refer to the detailed sections on sheets A313 and A314. Mesh screens with decorative aluminum frames are used to screen the façade openings.

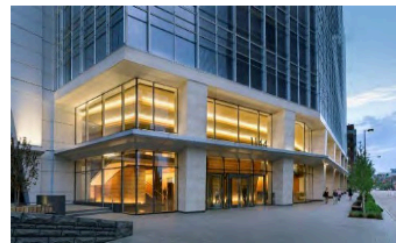
UDP Response: Can you show that the lights of an SUV would be blocked by the crash wall?

- l. T5, Include parking for mopeds, scooters, motorcycles, and other similar vehicles.

REV 1 Response: One parking space (4'-4" X 18'-0") for motorcycle (or similar) is provided on each parking level 2nd through 7th.

UDP Response: Acknowledged

First Floor Double-Story Height



Parking Podium Screening



Building Corner Treatments



For more information, refer to the complete Downtown Master Plan Design Review Team (DRT) Comment Report attached.

13. As designed and oriented, the building does not support allowing light and air at the street level. Also, the multistory parking podium is out of scale with the building and the narrow width of the SW 5th Street right-of-way. Discuss in narrative methods for adjusting the design to meeting Downtown Master Plan guidelines regarding building design.

REV 1 Response: The proposed design is a response to the configuration of the L-shaped property. A shadow study shows the design would provide more light and air to the streets than a design that would meet the Downtown Master Plan Design Guidelines which would require a longer and taller building for the same total Gross Floor Area

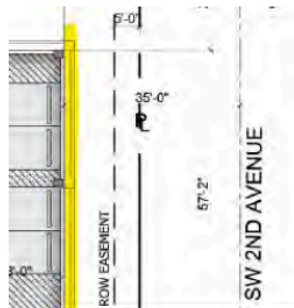
UDP Response: Acknowledged

14. Provide the following changes on site plan:

- a. Label colored lines.
REV 1 Response: See labels added to the Site Plan (Sheet C0).
UDP Response: Complete
- b. Internalize elevator, stairs, and utility room to reduce impact of façade ground floor, podium, and tower facing SW 5th Street.
REV 1 Response: Refer to updated plans and elevations.
UDP Response: Acknowledged
- c. Show 7-foot clear path on Sheet L-221.
REV 1 Response: Refer to updated plan.
UDP Response: Complete
- d. Address conflict between loading area and vehicle stacking requirements.
REV 1 Response: Refer to updated plans and elevations.
UDP Response: Acknowledged
- e. Consider expanding the depth of the retail space located on SW 3rd Avenue.
REV 1 Response: Refer to updated plans and elevations.
UDP Response: Acknowledged
- f. Provide dimension of 5-foot landscape buffers.
REV 1 Response: Refer to updated plan.
UDP Response: Complete
- g. Clarify conflict in front setback on site plan and elevations.
REV 1 Response: Refer to updated plans and elevations.
UDP Response: Complete
- h. Add floor area for each floor in site plan data table.
REV 1 Response: FAR has been added to the site data table on Site Plan (Sheet C0).
UDP Response: Please add or send screenshot.

15. Provide the following on the floor plans:

- a. Label use of space on all floors.
REV 1 Response: All spaces are labeled on the floor plans. UDP Response: Complete
- b. Balconies cannot be placed in the setback unless fully open on all sides.
REV 1 Response: Sidewalls are eliminated to provide full opening on all sides of the balconies.
UDP Response: Complete
- c. Show end points of 15' dimension on northeast corner on Sheet A102.
REV 1 Response : 15' dimension by NE corner is from the property line to the building outline. The dimension is extended.
UDP Response: Complete
- d. Label, provide dimension and setbacks for architectural features and balconies on floor plans.
REV 1 Response: The canopies, decorative frames and balconies are noted and dimensioned on the floor plans.
UDP Response: Provide dimension of setback or tower encroachment by floor in site plan data table.
- e. Garage screening should be located within the require setback. Identify line work (highlighted in yellow below) within setback on floor plans.



REV 1 Response: The highlighted items are decorative frames that provide architectural articulation on the façades which are allowed exceptions within setback per B-1 of Principles of Building Design.

UDP Response: Acknowledged

16. Provide the following changes on the elevations:
- a. Activate parking podium with residential use.
REV 1 Response: The current depth and shape of the site does not allow active residential use at parking levels. UDP Response: Acknowledged
 - b. Provide dimension and setback for architectural features.
REV 1 Response: The canopies, decorative architectural features and balconies are noted and dimensioned on the floor plans.
 - c. Provide setback to tower building face.
REV 1 Response: Additional dimensions are provided on tower level plans, refer to sheets A103, A104 and A105. UDP Response: Complete
 - d. Increase first floor height to 21 feet to enhance the pedestrian experience.
REV 1 Response: The ground level height is increased to 21'-0", refer to the updated sections. UDP Response: Complete
 - c. Replace mural at northwest corner with more significant corner feature both vertically and horizontally, to emphasize the building corner and create a notch or a curved facade at the ground level, setting the building back with a space for pedestrians.
REV 1 Response: The mural at NW corner is updated, refer to the elevations and renderings. UDP Response: Complete
Clarify screening on parking podium on 3rd and 7th floors on east and west elevations. It looks open on east elevation. **REV 1 Response:** The elevations and renderings are updated with decorative metal frames and added mesh screens. UDP Response: Complete.
 - g. Replace garage screening with more decorative screening material.
REV 1 Response: decorative metal "X" frames and mesh screens are proposed at mid sections to reduce the visual impact on the scale of the garage. UDP-Response: Acknowledged
 - h. Remove architectural features on Detail Section A/Sheet 312 in setback.
REV 1 Response : The 5' sidewalk easement line is added on this section. The canopy shown does not extend into the setback. UDP Response: Acknowledged
 - i. Add articulation to the podium and tower facades to reduce massing.
REV 1 Response: The tower design is updated with a recessed arcade at the amenity and step back at the penthouse level. Increased glazing at the top of the tower and the rooftop creates an anchor at the NW corner. The massing of proposed building has been revised and broken down. The decorative frames and murals on the podium create an artistic statement for the project. UDP Response: Complete
 - j. Expand windows on east tower elevation.
REV 1 Response: The balcony and window locations are revised on the elevations. The penthouse level is step back with additional full-height glazing. UDP Response: Acknowledged.
 - k. Include specifications, and/or photographic examples of proposed materials.
REV 1 Response: The images of proposal materials are included on the elevation sheets. UDP Response: Add larger image of garage screening material.
 - l. Provide street sections with dimensions.
REV 1 Response: Refer to civil drawings.
17. Include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
REV 1 Response: The note is added on the rendering sheets. UDP Response: Complete
18. Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
REV 1 Response: Refer to detail sections A313 and A314. Light fixture with shield will be provided in the garage. The decorative mesh screen will be used on the façade.
UDP Response: Increase wall height to block lights on higher vehicles like SUVs.

19. An application for a parking reduction is needed for this project as presented. Pursuant to Section 47- 20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
REV 1 Response: Parking Study to be included in REV 2 submission. UDP Response: Acknowledged
20. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
REV 1 Response: A Parking Reduction Order will be recorded as a condition of Final DRC approval. UDP Response: Acknowledged
21. 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:
- Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - Provide screening product material including images or pictures of actual application of such.
- REV 1 Response: The parapet walls with stucco and paint will be utilized for screening the mechanical units at the rooftop at least Six (6) inches above mechanical equipment. Refer to the roof plans and elevations for top of elevations. The mechanical units behind parapets are shown with dashed lines. UDP Response: Complete**
22. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan.
REV 1 Response: Refer to L-400 and L-401. UDP Response: Please label property lines.
23. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials
- Please note any proposed signs will require a separate permit application.
REV 1 Response: A master sign plan will be submitted as a separate application. UDP Response: Acknowledged
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.
REV 1 Response: The building will be designed with sustainable materials, energy efficient mechanical, electrical and plumbing systems and appliances, natural lighting, durable and light color hardscape with native landscape species. UDP Response: Acknowledged
25. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located 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. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. Consult with Transportation and Mobility for bike lines in a planned network.
REV 1 Response: Bike storage is included on the ground level with 32 bicycle capacity. UDP Response: Complete
26. In the placement of public art on the development site, see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
REV 1 Response: Murals by local artists are proposed, refer to updated elevations and renderings. UDP Response:

NEW UD&P COMMENTS SENT VIA EMAIL ON 11/18/2024:

27. **NEW COMMENT 11/18/2024:** With neighboring buildings incorporating tower stepbacks adjacent to the narrow SW 5th Street right-of-way, the proposed project will impose on streets and open spaces at the ground level. Downtown Master Plan Design Guidelines B-7, states that if "towers are located on streets with a right-of-way less than or equals to 60 feet, increased stepbacks from the "shoulder" are encouraged to reduce impact on the street (for Character Areas other than Downtown Core)." Character Area guidelines for the Near Downtown area also call for strong framing of the street defined by emphasis on 6-8 story building shoulders with tower stepped back above.

Applicant Response:

- The building could not provide the tower stepback of the Character Area due to limitations of the site configuration and narrowness of the property, while tower stepback on three interior sides of the property was provided.
- The scale of the 7-level garage podium/shoulder was broken down by an increased ground floor height, an intermediate zone defined by white eyebrows that was further broken down by a 3-level high cross braces with a transition above and below the braces, and a recessed arcade on the 8th floor amenity deck to differentiate the tower from the shoulder. UDP Response: Acknowledged

28. **NEW COMMENT 11/18/2024:** Recommend greater retail focus on SW 5th Street

Applicant Response:

The current proposed design is a result of the following considerations:

- The initial submitted design had about 1,500 SF of deeper retail space on SW 5th Street and 1,570 SF of long and shallow retail space on SW 3rd Avenue. Despite the Owner had interest of an existing tenant on the small space; in addressing Staff's concerns and comment on the depth of the retail space on SW 3rd Avenue, the revised design consists of about 4,000 SF of deeper retail space on SW 3rd Avenue and a minimized 770 SF shallow retail space on SW 5th Street.
- A 10' covered arcade was also added to the revised design for pedestrian protection, while active ground floor habitable space was maximized on both street frontages.
- A priority was given to north-south pedestrian movement on SW 3rd Avenue to help feed foot traffic onto the River Walk per recommendation of the New River Master Plan.
- The depth of the retail space on SW 5th Street cannot be increased because to increase the amount of retail space on SW 3rd Avenue, servicing areas of the building have been relocated to the east side on the revised design.
- The length of the retail space on SW 5th Street cannot be increased because the elevator core had to be accessible to the service area and the stair cannot be shifted west without exceeding the allowable maximum deadend corridor of the Fire Code. UDP Response: Acknowledged.

29. **NEW COMMENT 11/18/2024:** Increase recession of one column of balconies.

Applicant Response: Recession to one column of balconies has been increased from 1-foot to 2-feet. UDP Response: Complete

30. **NEW COMMENT 11/18/2024:** Clarify if penthouse/rooftop railing and balconies are encroaching into setback. Add

Applicant Response:

- The rooftop railing has been pulled back behind setback.
- The current rooftop extended balcony that is expressed as an eyebrow encroaches into setback, it provides weather protection for the balconies on the floor below, and serves as an articulation to define the penthouse recessed glazed facade to add to skyline drama. It could be reduced or eliminated if preferred by Staff.

UDP Response: Balcony okay. UDP Response: Complete

31. **NEW COMMENT 11/18/2024:** Provide width and length of projection for the proposed banding.

Applicant Response: The width of the banding is 8" and it projects out 4".

UDP Response: Complete

32. **NEW COMMENT 11/18/2024:** Glass on rooftop must be opaque.

Applicant Response: The glass on rooftop will be spandrel and opaque.

UDP Response: Complete

33. **NEW COMMENT 11/18/2024:** Provide more information on the mesh screen. Fabric screen is discouraged due to durability. Also, lighting is visible through the screening at the Wynwood Haus is at sunset. Screening must be at least 50% opaque.

Applicant Response: The proposed metal mesh screen will be 50% opaque, interior lighting sources will have reflectors to screen from exterior view. It is however our professional opinion that some transparency of light source would provide a soft glow to an otherwise dark 7-story podium and would help animate the street at night.

UDP Response: Complete

34. **NEW COMMENT 11/18/2024:** Consider adding scoring like the Belmont Village example in lieu of paint on elevator shaft. The paint color likely to fade in South Florida environment.

Applicant Response: The proposed artwork has been replaced by a new design with score lines and lighter colors.

UDP Response: Complete

NEW UD&P COMMENTS SENT VIA EMAIL ON 12/16/2024:

35. **New Comment 12/16/2024:** Add request for deviation of tower separation for balconies encroaching on east side.

REV 2 Response: The balconies and architectural features that are encroaching into the tower separation are dimensioned on sheets A104, A105 and A106.

UDP Response: Add tower separation for west property line.

36. **New Comment 12/16/2024:** Add setbacks to building façade, balconies, and rooftop balcony/eyebrow on plans and narrative. Include south facade of eastern portion of the building.

REV 2 Response: The building setbacks are noted on all elevations and sections. The encroachments of architectural features, balconies and canopies are dimensioned on the plans. Refer to sheets A101 through A106.

UDP Response: Provide dimension of setback and tower encroachments by floor in site plan data table.

37. **New Comment 12/16/2024:** Garage screening must be metal.

REV 2 Response: The building elevations and detailed sections are revised with metal mesh screens. Refer to keynote 6 on sheets A301 through A306, and detail notes on A313 and A314.

UDP Response: Add larger image of garage screening material with dimensions.

38. **New Comment 12/16/2024:** Provide dimensions of scoring. Either design is fine.

REV 2 Response: Refer to sheet A303 for dimensions of typical scoring pattern on the North elevation.

UDP Response: Complete

GENERAL COMMENTS

The following comments are for informational purposes.

1. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.

REV 1 Response: Acknowledged.

UDP Response: Acknowledged

2. 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 case planner (Lorraine Tappen, LTappen@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.

REV 1 Response: Acknowledged.

UDP Response: Acknowledged

3. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.

REV 1 Response: Acknowledged.

UDP Response: Acknowledged