

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 8, 2021

PROPERTY OWNER: Wright Dynasty, LLC.

APPLICANT/AGENT: Pamela Adams, Adams Consulting

PROJECT NAME: Wright Dynasty

CASE NUMBER: UDP-S21022

REQUEST: Site Plan Level II Review: 24 Multi-Family Residential Units, 5,000 Square Feet Commercial Use with Affordable Housing Building Height Incentive to 65 Feet in the Northwest Regional Activity Center

LOCATION: 1223 W. Sistrunk Boulevard

ZONING: Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Linda Mia Franco

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CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code-Seventh Edition [F.B.C.101.2]
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
5. Indicate code compliant sprinkler system per FBC
6. Designate Fair Housing Provisions per FBC Accessibility volume.
7. Specify required number of exits based on travel distance, occupancy load and use FBC 1006

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

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Provide 10' x 15' (min.) permanent Utility Easement for any 4-inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show/label delineation in the plans as appropriate.

CASE COMMENTS:

Please provide updated plans and written response to the following review comments:

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City Code of Ordinances. Submit water and wastewater capacity availability request form and documents/plans at <https://www.fortlauderdale.gov/Home/Components/Form/Form/bbf65141dfd54b86a9e0f6a8134aa052/25?npage=4>
2. Please email plans@fortlauderdale.gov to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. Proposed water connections show conflicts with existing sanitary sewer and existing storm. Please show proper separation on all conflicts.
4. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards.
5. 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.
6. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
7. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways. 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. Applicant shall be responsible for maintenance of any 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.

8. 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.
9. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
10. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
11. Discuss dumpster enclosure/trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/building as applicable. Ensure sufficient height clearance is provided (if applicable) within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
12. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
13. Within adjacent City Right-of-Way, staging/storage will not be allowed. Construction fence shall not encroach within intersection corner sight triangles. Construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
14. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
15. Proposed street trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.

16. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
17. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

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CASE COMMENTS:

Please provide a response to the following:

1. As to Neighborhood Compatibility a wall is to be on the south side of the site facing the residential property. Please demonstrate how the wall will be constructed as not to disrupt the root system of the neighboring trees.
2. Within the area to the south of the structure facing the residential property, please propose trees and palms to help soften the structure and assists in blocking vehicle headlights from spilling over into the adjacent property.
3. Net Lot Area tree requirements apply.
4. City staff may be making a comment as to providing visibility of pedestrians on the sidewalk by modifying the building at the property line. Please investigate additional landscape materials between the structure and sidewalk areas.
5. Please provide site calculations with an overlay sheet demonstrating the Open space Regulations of Section 47-13.20.E. are being met.
6. Parking stall adjacent to relocated street tree #16 was mentioned to be undersize as to required length due to the new bulb-out. Please elongate the bulb-out to include the unusable area and shift the street tree. City staff may be making comment of removal of the on-street parking due to visibility requirements. Please provide these areas as landscape areas and investigate additional street trees if space permits.
7. 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.
8. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
9. Tree preservation requirements apply, trees that may be saved by relocation should be done. Please investigate saving trees and palms on the site by relocation.
10. Existing tree disposition indicates Sabal palm #14 on the neighboring site to be removed and Sabal palm #13 to remain on site, yet the survey is opposite. Please clarify.
11. Additional comments may be forthcoming prior to DRC sign off.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to ensure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

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CASE COMMENTS:

Please provide a response to the following:

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

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.

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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. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Collection shall not occur on NW 6th Street.
8. Containers: must comply with 47-19.4
9. Draw equipment on plan to show it will fit in trash room.
10. 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.
11. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
12. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

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

1. None

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CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted, and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
3. Illustrate clear sight triangle for the intersections and driveways.
4. Illustrate the upstream and downstream driveway and intersection sight triangle requirements depicted in:
5. 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/2021/2021fdm212intersections.pdf>? Any parallel parking spaces within these sight triangles must be removed
6. 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.
7. 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.
8. 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.
9. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:
 - a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
 - c. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.

10. At least ten percent of the total parking spaces on the site must be unassigned spaces which are available for the use of visitors.
 - a. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - b. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
11. The city reserves the right to meter on street parking stalls in the public right of way at any time.
12. Provide a minimum of 7.5 feet wide Sidewalk on **Sistrunk Blvd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
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. Bicycle parking is required 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.
15. 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.

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CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-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.
2. The site is designated NW Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Pursuant to ULDR, Section 47-13.31 and NWRAC Illustrations of Design Standards (NWRAC Design Standards) page 4.3, the maximum height permitted by right in the NWRAC-MUw (west) is 45 feet. The applicant is requesting a height of 65 feet, subject to the City Commission review and approval in accordance with the performance standards outlined in ULDR, Section 47-13.52.B. Provide a point-by-point narrative response of how this project meets the performance standards. Including, but not limited, to the following:
 - a. Section 47-13.52.B.2. - Any development requesting additional height pursuant to section 47.13.52.B above shall include at least ten percent (10%) of all units in a development as affordable housing. Provide breakdown of affordable housing on site data;
 - b. Section 47-13.52.B.3.b. - As part of the application required under subsection 2 above, the applicant shall provide to the City an affordable housing development plan. The plan shall be subject to approval by the DSD/UD&P Division and shall be incorporated into the affordable housing development agreement pursuant to subsection d. The affordable housing development plan shall contain, at a minimum, information as noted in the ULDR concerning the development.
4. Indicate the project's compliance with the following ULDR, sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section, 47-25.2, Adequacy Requirements.
5. The project location, in the Northwest Regional Activity Center - NWRAC-MUw (west) zoning district, is subject to review by the Design Review Team (DRT) for adherence to the NWRAC Illustrations of Design Standards. A separate Design Review Team (DRT) application (case DRT20070001) was submitted, and comments were provided to applicant to address. See attached for reference. Provide a point-by-point narrative for the re-submittal as to how the project meets the NWRAC Illustrations of Design Standards based on those comments.
6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-

vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

7. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a City Commission agenda, 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. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
8. Revise application, section E. Property Use Information, line item - Use of Property's "Existing" use to reflect previous use of existing building rather than write that it is vacant.
9. The project is located in the NWRAC Mixed Use west (NWRAC-MUw) Zoning District and is subject to the NWRAC Master Plan review -- Provide the following graphics and ensure the proposed project meets the intent of the NWRAC Illustrations of Design Standards (<http://www.fortlauderdale.gov/home/showdocument?id=26257>), that is in scale and massing to the neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, 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."*
 - a. **Provide aerial oblique perspectives** of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines.
 - i. Sheet A-008 - Nighttime renderings are very dark in some areas. Show lighting passing through garage wall openings, even if lighting will be somewhat diffused.
 - i.
 - b. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s).
 - c. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - d. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties.
 - i. Provide a cross-section that clearly shows the transition zone between the existing residential area and the proposed mixed-use development. For instance, Building Design Standard (**B-11**) requires a shoulder maximum height, not to exceed 45-feet for the perimeter of the property facing residential, to the west a shoulder stepback of 15-feet for a total of a 30-foot tower stepback (depending on floor plate provided as well) from the west property line. Please provide cross section. Refer to page 4.12 of the NWRAC Design Standards.

- ii. Pursuant to ULDR, Section 47-13.31 and Dimensional requirements of the NWRAC Design Standards, page 4.3, the maximum floor plate for floor above the 45 feet, need to be adhered to. The Site Data does not clearly show floor plate square footages.
 - e. **Provide pedestrian-level perspective renderings** of project as viewed along (street); and,
 - f. **Provide detail of ground floor elevations** with scale no less than ¼" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
10. The project does not meet intent of the NWRAC Master Plan as outlined in ULDR, Section 47-13.29 and adopted NWRAC Design Standards. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. Provide street cross-section and adjust the streetscape design to reflect the cross section for Primary Street - Sistrunk Boulevard with the following elements: travel lane, on-street parking, street trees, and 10-foot, 6 inches clear sidewalk. On-street parking and street trees shall not be aligned in the same streetscape element location. Provide dimensions on site plan;
- b. Street trees are exceeding the maximum spacing between trees and project is not maximizing street trees; see Landscape comments for more details.
- c. Provide information regarding the horizontal clearance between the face of the building and street trees;

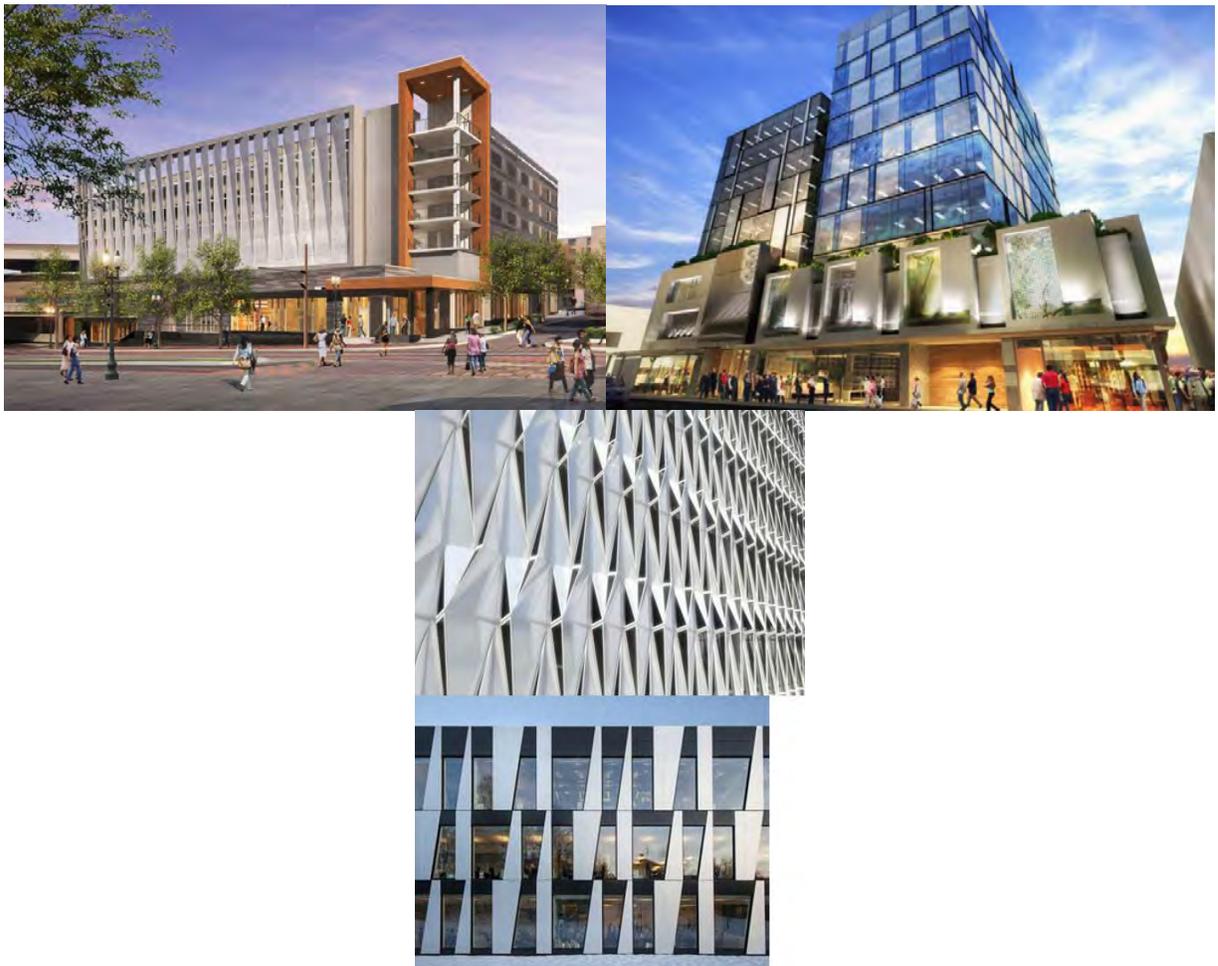
Principles of Building Design

- d. Provide exceptional architectural screening for the parking podium as stated in the NWRAC Design Standards. As proposed, the screening does not meet intent;
- e. It is recommended the parking garage is lined with habitable space. If liners are not feasible, provide screening that is made of high-quality, durable materials, such as metal, stone, glass, concrete and plaster are encouraged for ground floor and parking pedestal. Also, where structured parking must be exposed, exceptionally creative solutions should be explored in order to mitigate visual effects of the parking garage. Provide detailed drawings, including sections, of the proposed garage screening on east elevation. Show material types and color, including any proposed grill/vision barriers. Indicate type of lighting and noise consideration. Indicate where ventilators will be placed on plans;
- f. If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. 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; Provide garage screening details and cross-sections;
- g. To further break down the mass and create less monotonous building walls, line the parking garage with habitable space and provide variation and articulation of the building facades as well as podium step-backs.
- h. The north wall (rear of building facing residential) needs to be addressed; spaced-out metal rods may not provide adequate shield in the parking garage to prevent headlight pollution adjacent to residential use;
- i. Frame the street with usable pedestrian-oriented public space. Provide a courtyard or plaza that are part of the development such as the side yard area, provided to the west of the building. Intergrade open space to provide a vibrant public realm with active uses; and,
- j. Provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth.

Quality of Architecture

- k. Revise the tower top by increasing the visual interest of the design thereby providing a better expression of the overall project design with varying angles, creative and innovative building illumination;
- l. Emphasize Skyline drama through roof design to be integrated into the overall design, not just to screen mechanical equipment
- m. Blank, unarticulated wall space facing streets and adjacent properties should be reduced; and,
- n. Provide details of how the lower 2-3 floors contain high quality materials with emphasis on durability and detail.

The following images are being provided as examples for screening the garage podium, cladding and materials that create visual interest. The articulation and layering of the materials are essential for the implementation of the overall design:



11. Provide the following changes on Sheet A-101, Site Plan:
- Provide data in a table format for easier reference that shows required and proposed information. Show number of dwelling units, commercial square footage and requirements for parking, setbacks, shoulder height, floor plate, etc.;
 - Provide total amount of dwelling units per acre on site data;
 - Provide table with residential bedroom mix (i.e., Type: 1-Bedroom, 2-Bedroom with number of units). This project is MR for Midrise. See example below:

Residential Units			
Type	Total Units	Bedroom Mix	
		Type	Number
MR	24	1-Bedroom	10
		2-Bedrooms	14
		3-Bedrooms	0

- The site data says there are 11 on-street parking spaces provided. However, 3 or 4 are shown on-street. Please clarify discrepancy. Also, please note on-street parking can only be counted if directly abutting to the development parcel. Parking on-street may need to be reduced based on Transportation and Mobility (TAM) and Landscape minimum dimensions and Unified Land Development Regulations (ULDR) requirements;
- Per ULDR, Section, 47-20.2, Table 3. Parking and Loading Zone Requirements; show breakdown of bicycle parking on the site data and location;
 - 1 bicycle parking space per 10 dwelling units; and
 - 1 bicycle parking space per 20 parking spaces provided.
- A parking agreement will be required for the tandem parking designation of the residential parking spaces to respective dwelling units, including any pertinent conditions from the TAM representative;
- If the proposed ground level retail use is going to be a restaurant, parking requirements need to reflect the use;
- Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit; How is the trash going to be picked-up from trash room?;
- Show the balconies outline with dimensions on the site plan to ensure they are not extending beyond any property line;
- Pursuant to ULDR, Section 47-24.1, Table 1.13. For a nonresidential use within 100 feet of residential, a minimum 5-foot high wall is required along the north property line, adjacent to residential properties, RMM-25 Zoning District.
- Show centerlines of all adjacent ROWs and dimension widths;
- Provide all adjacent building footprints, indicating their use and height, and provide approximate setbacks;
- On-street parking spaces may need to be reconfigured based on landscape requirements for required bulb-outs;
- Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such; and,

12. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Pursuant to ULDR, Section 47-25.2.M.6. (Adequacy requirements/Transportation/ Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - d. Per ULDR, Section, 47-20.2, Table 3. Parking and Loading Zone Requirements; show breakdown of bicycle parking on the site data and location;
 - i. 1 bicycle parking space per 10 dwelling units; and
 - ii. 1 bicycle parking space per 20 parking spaces provided.
 - e. Provide bicycle parking 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; and,
 - f. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Benjamin Restrepo at brestrepo@fortlauderdale.gov.
13. Clearly detail all bedrooms on all floor plans in order to calculate required parking
14. Sheet A-303 – Show stepback from the podium rather than the property line on upper level floor plans. Show property line for context.
15. Pursuant to ULDR, Section 47-13.20. E, Open Space, provide open space per requirements. Detailed information needs to be provided in the site data and specific sheet dedicated for open space should be provided. Staff recommends color coding the open space information for easier reference.
16. Sheet A-101 -Provide a photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties. The maximum allowed foot candles when abutting residential property or use is 0.5, the photometric plan provided is showing in excess of 5 to 6.
17. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (ULDR, Section 47-20.14). Provide total height of light pole on sheets.
18. Is pedestrian lighting proposed along the City Right-of-Way? If not, consider implementing to enhance the pedestrian experience.
19. Provide the following changes on Elevation Plans:
 - a. Provide articulation of volume throughout all building facades that are complementary to the neighborhood and include architectural features that protect units from the exposure of the environment, such as adding brise-soleil (sun breaker), that reduce heat gain;

- b. Ensure elevations show mechanical equipment is screened for all buildings pursuant to ULDR Section 47-19.2.1 and show a dotted line that represents the maximum height of the equipment and depict that the proposed screening provides the minimum 6 inches above the tallest piece of equipment requirement.

Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof, as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height.

Please note, if proposing active roof, if using railing, it can be no higher than 42 inches above the maximum height of 65 feet, if using parapet walls height can be more; and,

- c. Denote all parking garage openings. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates a high-quality architectural treatment solution. Consider material other than mesh screening to avoid spillover from headlights onto neighboring properties.
20. Provide the following changes on renderings and add ground-level perspectives:
 - a. Add a key map to identify location where perspective point is taken from on site. Include various areas throughout the site to provide a comprehensive composition of the entire project;
 - b. Adjust renderings (Sheets A-007 and A-008) to depict existing properties to the north and south. Ensure renderings accurately reflect the project design as well as the mass, scale and shape of existing structures;
 - c. Accurately depict cladding materials and details;
 - d. Provide perspectives from a pedestrian ground-level as viewed from the street, at eye-level to depict streetscape experience along the perimeters of the project, including public realm experience at plazas, courtyard, etc. Provide perspectives from all sides;
 - e. Show how parking podium along streetscape will address human-scale environment and framework; and,
 21. 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.
 22. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of building permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
 23. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF-CRA"), please coordinate and provide documentation that applicant has met with the CRA staff and any associated CRA program incentives that may be utilized for the development. Please contact Clarence Woods (954-828-4519) or via email at CWoods@fortlauderdale.gov.
 24. Pursuant to ULDR, 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 materials

Please note any proposed signs will require a separate permit application.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

25. 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.
26. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application, unless an extension of time is mutually agreed upon between the City and the applicant.
27. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for sign-off, please schedule an appointment with the project planner, Linda Mia Franco, AICP via email (lfranco@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
28. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.

**City of Fort Lauderdale
Design Review Team (DRT)
Northwest Regional Activity Center - Mixed Use (NWRAC-MU):
Illustrations of Design Standards Comment Sheet**

Case Number:	PLN-DRT-20070001	Zoning District:	NWRAC-MUw (west)
Project Name:	Wright Dynasty	Review Date:	August 4/14, 2020 Revised 6.2.2021
Project Address:	1217 NW 6 Street		

CHAPTER 2 - STREET DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.			√	
S-2	Development above right-of-ways (air rights) does not occur.			√	
S-3	Streets have reduced lane widths. <i>Follow street sections in NWRAC-MU Design Standards (NWDS) and dimension accordingly.</i>				√
S-4	Traffic calming is utilized rather than barricading streets. <i>Follow street sections in the NWDS and dimension accordingly.</i>				√
S-5	On-street parking is maximized on all streets. <i>Follow Sistrunk Boulevard Section. The Site plan shows a new apron ingress/egress, which will remove a couple of existing on-street parking space. Clarify why the adjacent parcel to the east of 1217 parcel (Walker's Grocery building), surface parking lot is not part of this development project (parcel 1209) that served as the parking for the Walker's Grocery. Said parcel has existing apron. Consult with Zoning representative regarding these two parcels and any potential issues with creating a non-conformity (Burt Ford at BFord@fortlauderdale.gov)</i>				√
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network. <i>Consult with Transportation & Mobility to determine if bike lanes are planned for any of the streets surrounding the project. Ben Restrepo at BRestrepo@fortlauderdale.gov</i>				√
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.			√	
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.			√	
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. <i>Provide documentation from utility companies indicating no objection to the burying of overhead utilities.</i>				√
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees). <i>Site Plan show palm trees on street near modified on-street parking space. Revise plan to shade tree(s).</i>		√		
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. <i>Other elements should be used to enhance the street environment and should be part of a consistent and coordinated system including lighting poles, benches, waste receptacles, bicycle racks and other elements</i>				√
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.	√			

S-13	Drive-thrus are avoided in most cases.			√	
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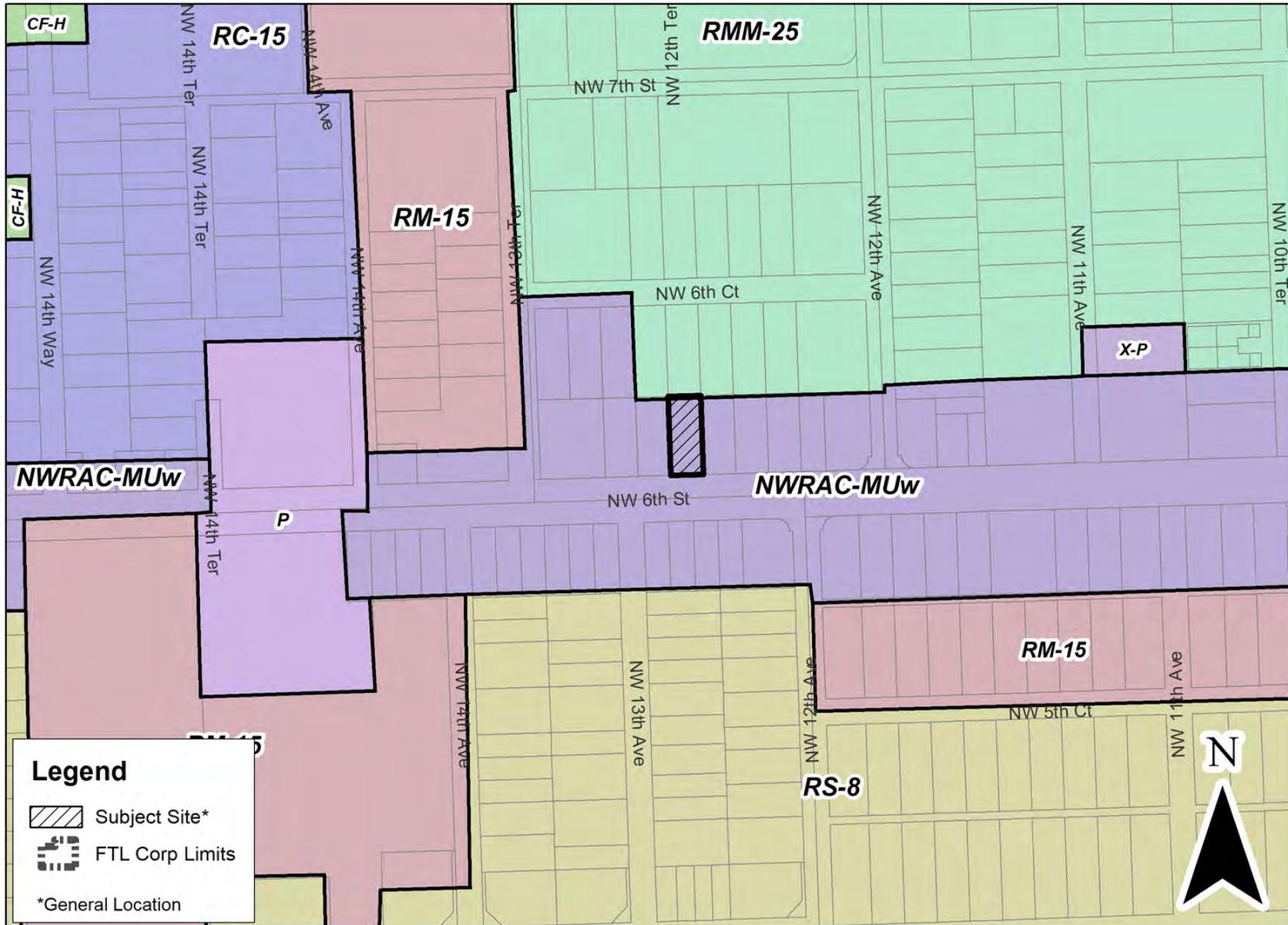
STREET DESIGN STANDARDS: GENERAL COMMENTS					
1. Follow Primary Street section for Sistrunk Boulevard and provide sections with clear dimensions.					
2. Extend building sections to include street sections and provide dimension of entire cross-section.					

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.			√	
B-2	Structured parking design is well integrated into the overall building design. <i>Where structured parking must be exposed to the street, exceptionally creative solutions should be explored:</i> <ul style="list-style-type: none"> • <i>Dramatic and/or elegant building form with a compelling street presence</i> • <i>Consistent and integrated architectural details</i> <i>Parking garage presents multi-story blank walls, particularly on the west elevation. Provide fenestration and transparency to activate elevations. See DRC comment for north elevation</i>		√		
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.	√			
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses. <i>A 15-foot side yard setback is required to the west. This presents an opportunity to add usable pedestrian-oriented public green space/plaza. The 15-foot rear yard setback should provide usable open space amenity for residents/tenants. Please see comment B-6.</i>		√		
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <ul style="list-style-type: none"> • Primary Street: The building frontage abutting a Primary Street should be built to the property line. • Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line. 	√			
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <ul style="list-style-type: none"> • Side / Rear Yard Setbacks: 0 feet* <ul style="list-style-type: none"> ◦ *15 feet when abutting existing residential <i>A minimum 15-foot side yard setback is required based on abutting existing residential for shoulder height (the pedestal max 45 feet, extending from the ground to the shoulder). See comment regarding additional side and rear tower setback requirements based on floor plate. Clearly show all setbacks. West side appears to not be provided.</i> <i>Please note per the definitions of the NWDS a Stepback is the horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.</i>		√		
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights <ul style="list-style-type: none"> • 2 stories or 25-feet minimum • 5 stories or 65-feet maximum 	√			

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall.	✓			
B-9a	Buildings do not exceed maximum height dimensions NWRAC-MUe and those properties that are located east of NW 2nd Avenue within the NWRAC-MUe Permitted Maximum Height up to, but no higher than 120 ft NWRAC-MUe west of NW 2nd Avenue Permitted Height up to, but no higher than 65 ft Max Height up to, but no higher than 110 ft * NWRAC-MUw Permitted Height up to, but no higher than 45 ft Max Height up to, but no higher than 65 ft* * Structures exceeding the permitted height threshold of the NWRAC-MUe, and NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B The proposed development will require Affordable Housing Development Plan and information shown on site plan. Provide Affordable Housing Development Plan.				✓
B-9b	Maximum Floorplate: <ul style="list-style-type: none"> Commercial 32,000 square feet Residential 12,000 square feet 				
B-9c	Minimum Tower Separation: <ul style="list-style-type: none"> 40 feet (depending on floorplate) 				
B-9d	Minimum First Floor Height: <ul style="list-style-type: none"> Fifteen (15) feet The ground floor floor-to-ceiling height needs to be a minimum of 15-feet clear height	✓			
B-10	Towers do not exceed minimum stepback dimensions and maximum floorplate area. Minimum Tower Stepback Front Corner Side Rear <ul style="list-style-type: none"> Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate Secondary Street: 15 feet 15 feet [Dependent on floorplate] Maximum Floorplate / Minimum Tower Stepback <ul style="list-style-type: none"> Commercial <ul style="list-style-type: none"> 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and rear stepback 16,000 square feet / 20 feet side and rear stepback Residential <ul style="list-style-type: none"> 12,000 square feet / 30 feet side and rear stepback 10,000 square feet / 25 feet side and rear stepback 8,000 square feet / 20 feet side and rear stepback Provide tower stepback – for side and rear based on maximum floorplate provided. It appears the residential square footage may exceed permitted floor plate based on site data. The additional rear tower stepback will only need to be provided from the height of 45 feet and above (above the shoulder height). The first residential floor above the garage starting at 35 feet can remain at the proposed 19'-2" tower stepback dimension.		✓		✓

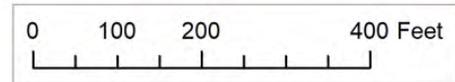
CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
	<i>Please note per the definitions of the NWDS a Stepback is the horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.</i>				
B-11	Where buildings abut existing residential development a transition zone shall be established. <ul style="list-style-type: none"> • Minimum Yard Setback: 15-feet • Maximum Shoulder Height: 45-feet • Minimum Tower Stepback: 15-feet See comment B-10		√		
B-12	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".			√	
B-13	Towers contribute to the overall skyline composition. Buildings that propose tower elements should be designed to contribute to the overall skyline composition of Fort Lauderdale. Buildings should have architectural/sculptural elements designed to be seen from the appropriate distances.		√		
B-14	Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.				
B-15	Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship. Special emphasis on detailing is encouraged with durability. Richer materials, more intensive details and lighting to enhance pedestrian views at the first 2 floors. Use of durable exterior materials such as: stone, masonry, metal paneling, pre-cast concrete panels and details, and glass. Avoid less durable materials, such as EIFS, vinyl or aluminum siding, molded plastic or fiberglass details and moldings. Provide information of materials on renderings and elevations.				√
B-16	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. Take consideration of the local character of existing buildings with ornamental exterior finishes in the NWRAC area that provide functionality and importance to urban design and architectural elements to achieve the desired pedestrian orientation and street-level vitality. Consider activating the first three floors at the street-level with more fenestration and provide architectural design separation emphasis between commercial and residential entrance.		√		
B-17	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level. See DRC comment for north wall See comment B-16 and blank wall to the west DRT comments.		√		
B-18	The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing <ul style="list-style-type: none"> • Primary Streets – minimum 60% • Secondary Streets – minimum 50% See comment B-9d.		√		
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse. Provide information regarding the existing building's historic background and value.				√
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment.				
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings.				√

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
	<p><i>Pedestrian comfort and visual interest can be achieved through consistent use of a variety of shading devices in conjunction with street trees. These elements may project beyond building setback lines, as permissible. Some options include:</i></p> <ul style="list-style-type: none"> • <i>"Eyebrow" overhangs</i> • <i>Miscellaneous shade structures</i> 				
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.	√			
B-23	In residential buildings, ground floor units have individual entrances.			√	
B-24	Balconies and bay windows animate residential building façades. <i>Although balconies have been provided, consider adding depth to the balconies to provide enhanced outdoor amenity and quality to the residential units, such as the one-bedroom balconies and add eyebrows shading devices on the top floor for protection of the weather.</i>		√		
B-25	The 'Fifth Façade' of a building is treated as part of the total design. <i>The narrative provides information on a combination of usable, green roof and recreational sun terrace/visual amenities for the residents. However, it is not depicted on the plans.</i>		√		√
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. <i>Provide nighttime rendering. See DRC Comments</i>				√
B-27	Noise pollution as a result of building design is mitigated. <i>Comply with Chapter 17 - Noise Control in the Code of Ordinances of the City of Fort Lauderdale, Florida regarding mechanical noise baffling requirements.</i>				√
BUILDING DESIGN STANDARDS: GENERAL COMMENTS					
1. <i>Provide Pedestrian Perspective Renderings at eye-level from points at the street that will show each of the primary facades of the proposed structure(s) and its relationship to the adjacent surroundings as viewed by a pedestrian from ground-level point of view. See DRC Comments</i>					
2.					



UDP-S21022

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Graphic Scale