

Page 1: DRC Site Plan - Applicant Information Sheet

Fees: ✓ CC: 2 Set: ✓  
CD: ✓ C+: ✓  
Neighborhood: Flagler Village

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

NOTE: To be filled out by Department

Case Number	R15034
Date of complete submittal	06/25/2015

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

Property Owner's Name	Putnam Realty Ltd, 411 Partners, 441 Developers Inc.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	441 NE 4 ST SUITE 101 FORT LAUDERDALE FL 33301
E-mail Address	accessrf@gmail.com
Phone Number	954 832-0968
Proof of Ownership	[ ] Warranty Deed or [ x ] Tax Record

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

Applicant / Agent's Name	Lochrie & Chakas, P.A.
Applicant / Agent's Signature	<i>Notarized Signature</i>
Address, City, State, Zip	1401 E. Broward Boulevard, Suite 200, Ft. Lauderdale, FL 33301
E-mail Address	Rlochrie@lochrielaw.com / nchakas@lochrielaw.com
Phone	954-779-1123
Letter of Consent Submitted	Yes
Development / Project Name	MORGAN on 3 <sup>rd</sup> Ave
Development / Project Address	Existing: Multiple (See Attached) New: 400 NE 3 <sup>rd</sup> Avenue
Legal Description	Lots 1 - 20, Block 30 of "AMENDED PLAT OF BLOCKS 1 thru 8 and 25 thru 33 OF NORTH LAUDERDALE." Plat Book 1, Page 182  LESS AND EXCEPT any portion lying in street right of way, also LESS AND EXCEPT the west 5 feet of Lots 15, 16, 17, 18, 19 and 20 thereof.
Tax ID Folio Numbers (For all parcels in development)	502403022310 /320 /330 /340 /350 /360 /370 /380 /390 /400 /410 /420 /430 /440 /450 /460
Request / Description of Project	Application for site plan approval for: 357 Flexibility Units from Flex Zone 49; and 4,292 sq. ft. ground floor commercial uses
Total Estimated Cost of Project	\$75 MM (Including land costs)
Current Land Use Designation	Downtown Regional Activity Center (DRAC)
Proposed Land Use Designation	Downtown Regional Activity Center (DRAC)
Current Zoning Designation	Regional Activity Center-City Center (RAC-CC)
Proposed Zoning Designation	Regional Activity Center-City Center (RAC-CC)
Current Use of Property	Commercial
Number of Residential Units	357 multifamily units (flex units)
Non-Residential SF (and Type)	4,292 sf of ground floor commercial
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	[ ] Yes [ x ] No
Dimensional Requirements	Required Proposed
Lot Size (SF / Acreage)	No requirement 125,271 SF/2.875 ACRES
Lot Density	No requirement 124.2 UNITS/ACRE
Lot Width	No requirement 117.5'/127.5'
Building Height (Feet / Levels)	No requirement 80'-6"/7 LEVELS
Structure Length	No requirement 254'-6"
Floor Area Ratio	No requirement 3.02
Lot Coverage	95% 90,402 SF – 72.2%
Open Space	No requirement 35,230 SF – 27%
Landscape Area	No requirement 15,970 SF
Parking Spaces	RAC-CC exempt from parking 506
Setbacks (indicate direction N,S,E,W)	Required Proposed
Front [W] NE 3 <sup>rd</sup> Avenue	50' from centerline of ROW 50' to face of building
Side [N] NE 5 <sup>th</sup> Street	35' from centerline of ROW 35.36' to face of building
Side [S] NE 4 <sup>th</sup> Street	35' from centerline of ROW 35.03' to face of building
Rear [E] NE 4 <sup>th</sup> Avenue	35' from centerline of ROW 35' to face of building

City Commission District: District 2 - Trantalis  
Neighborhood Association: Flagler Village Civic Association



Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- ☐ Completed application (all pages filled out as applicable)
- ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- ☐ Property owners signature and/or agent letter signed by the property owner.
- ☐ Address verification letter (954-828-5233)
- ☐ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- ☐ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- ☐ One (1) original set, signed and sealed at 24" x 36"
- ☐ Three (3) copy sets, with plans at 24" x 36"
- ☐ Five (5) copy sets, with plans at 11" x 17"
- ☐ One (1) electronic version of complete application and plans in PDF format

**NOTE:** For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ☐ **Narrative** describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Cover sheet** including project name and table of contents.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- ☐ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: Not required for Change of Use applications.*
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Plans "A" thru "H"** with all elements as listed under Technical Specifications.
  - A. Site Plan
  - B. Details\*
  - C. Floor Plans (typical floor plan may be submitted for like floors)
  - D. Building Elevations\*
  - E. Additional Renderings\*
  - F. Landscape Plans\*
  - G. Photometric Diagram\*
  - H. Engineering Plans\*

*\*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.*

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: [http://www.fortlauderdale.gov/planning\\_zoning/dev\\_applications.htm](http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm);
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

<b>Applicant's Affidavit</b> I acknowledge that the Required Documentation and Technical Specifications of the application are met:	<b>Staff Intake Review</b> For Urban Design & Planning Division use only:
Print Name <u>Nectaria Chakas</u>	Date _____
Signature <u>Nectaria Chakas</u>	Received By _____
Date <u>6/25/15</u>	Tech. Specs Reviewed By _____
	Case No. _____





**CITY OF FORT LAUDERDALE**  
**Department of Sustainable Development**  
**Urban Design & Planning Division**  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
Telephone: (954) 828-3266  
Fax (954) 828-5858  
Website: [http://www.fortlauderdale.gov/sustainable\\_dev/](http://www.fortlauderdale.gov/sustainable_dev/)

**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**Site Plan Application**

- Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet  
**Page 2:** Required Documentation / Submittal Checklist  
**Page 3:** Technical Specifications for Plan Submittal  
**Addendum:** DRC Rezone with Flex Allocation <<if applicable>>  
**Addendum:** Parking Reduction Information <<if applicable>>

**DEADLINE:** Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Planned Unit Development (PUD)	\$12,760.00
<input type="checkbox"/> Site Plan Level IV	\$ 4,590.00
<input type="checkbox"/> Site Plan Level III	\$ 3,500.00
<input type="checkbox"/> Site Plan Level II	\$ 2,470.00
<input checked="" type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA	\$ 4,290.00
(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)	
<input type="checkbox"/> Change of Use Requiring DRC review	\$ 930.00
<input type="checkbox"/> Parking Reduction (In addition to above site plan fee)	\$ 970.00
<input type="checkbox"/> Request for Flexibility Units/ Acreage (In addition to above site plan fee)	\$ 60.00



**CITY OF FORT LAUDERDALE**

## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**Meeting Date:** July 28, 2015

**Project Name:** Putnam Realty Ltd, et al / Morgan on 3<sup>rd</sup> Avenue

**Case Number:** R15034

**Request:** Site Plan Level II Review: 347 Multi-Family Units  
w/ 4292sf Commercial

**Location:** 400 NE 3<sup>rd</sup> Avenue

**Zoning:** Regional Activity Center – City Center (RAC-CC)

**Land Use:** Downtown Regional Activity Center

**Project Planner:** Randall Robinson

**Case Number:**  
**R15034\_Airport**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 80 feet. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
- 2) A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
- 3) Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

**Case Number:** R15034

**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. 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](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 June 30 2015, the 5<sup>th</sup> 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. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - c. [https://floridabuilding.org/dca/dca\\_fbc\\_default.aspx](https://floridabuilding.org/dca/dca_fbc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

**Case Number: R15034**

**RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:**

- a. 5' Right-of-Way dedication along east side of N.E. 3<sup>rd</sup> Avenue to Broward County, to complete half of 80' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map); show linework in the plans and provide exhibit, as appropriate
- b. 5' (min.) Right-of-Way and/or permanent easement dedication along north side of N.E. 4<sup>th</sup> Street, to complete half of 50' Right-of-Way section. It appears that additional dedication to the public is required, in order to provide a 5'-wide clear path for pedestrian access
- c. 5' (min.) Right-of-Way and/or permanent easement dedication along west side of N.E. 4<sup>th</sup> Avenue, to complete half of 50' Right-of-Way section. It appears that an additional 3'-wide dedication to the public is required, in order to provide a 5'-wide clear path for pedestrian access
- d. 25' corner chord Right-of-Way dedication on northeast corner of N.E. 3<sup>rd</sup> Avenue & N.E. 4<sup>th</sup> Street intersection
- e. 20' corner chord Right-of-Way dedication on northwest corner of N.E. 4<sup>th</sup> Street & N.E. 4<sup>th</sup> Avenue intersection
- f. 20' corner chord Right-of-Way dedication on southwest corner of N.E. 4<sup>th</sup> Avenue & N.E. 5<sup>th</sup> Street intersection
- g. 10' permanent Sidewalk easement (east-west orientation) along the northern property boundary, extending from N.E. 3<sup>rd</sup> Avenue Right-of-Way to existing 15' Alley; reduce northern limits of proposed Right-of-Way Alley vacation to be consistent with southern boundary of this sidewalk easement
- h. 15' permanent Alley easement (east-west orientation), extending from existing 15' Alley to N.E. 4<sup>th</sup> Avenue Right-of-Way, up to 17' vertical clearance

**CASE COMMENTS:**

**A. Please respond to Comments 1 through 24 prior to Final DRC sign off**

1. Meet the City's Adequacy requirements to 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 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. Please contact Jorge Holguin at 954-828-5675 or [JHolguin@fortlauderdale.gov](mailto:JHolguin@fortlauderdale.gov).
  - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or [AScheffer@fortlauderdale.gov](mailto:AScheffer@fortlauderdale.gov).



- c. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. [(954) 828-6078 or [AAwwad@fortlauderdale.gov](mailto:AAwwad@fortlauderdale.gov)] and/or Eric Houston [(954) 828-5216 or [EHouston@fortlauderdale.gov](mailto:EHouston@fortlauderdale.gov)] with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements.
  - d. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or [RBenton@fortlauderdale.gov](mailto:RBenton@fortlauderdale.gov); please note that additional notes may be required on the Site Data table.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. N.E. 3<sup>rd</sup> Avenue – Broward County Highway Engineering & Construction Division (BCHECD)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 ([tammy.campbell@dot.state.fl.us](mailto:tammy.campbell@dot.state.fl.us)) to inquire whether the SIS approval is required for the proposed development.
  4. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
  5. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or [AAwwad@fortlauderdale.gov](mailto:AAwwad@fortlauderdale.gov).
  6. Align corner chord dedications as appropriate: with the proposed Broward County Right-of-Way boundary (N.E. 3<sup>rd</sup> Avenue), or otherwise with the existing City of Fort Lauderdale Right-of-Way boundary.
  7. Show and callout delineations for proposed Right-of-Way (including corner chords) and permanent easement boundaries more prominently on the Site Plan and the Civil drawings.
  8. Dimension typical roadway travel lane widths and parking lane lengths/widths for N.E. 4<sup>th</sup> Street, N.E. 4<sup>th</sup> Avenue, and N.E. 5<sup>th</sup> Street. Discuss why the proposed N.E. 4<sup>th</sup> Avenue westbound Thru Lane approach to N.E. 3<sup>rd</sup> Avenue intersection is so wide, adjacent to the proposed on-street parallel parking spaces.
  9. Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended).
  10. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in Section 47-35 of the ULDR.
  11. Provide and label typical roadway cross-sections, incorporating on-street parallel parking as appropriate, for the proposed development side of N.E. 3<sup>rd</sup> Avenue, N.E. 4<sup>th</sup> Street, N.E. 4<sup>th</sup> Avenue, N.E. 5<sup>th</sup> Street, as well as for the portion of the existing 15' Alley that's not being vacated.



12. Show proposed structural soil on Landscape and Civil typical sections and details as appropriate, as well as drainage pipes required to adequately convey drainage from structural soil areas.
13. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking garage - a minimum of 12' wide by 22' long area for each vehicle to be accommodated within the stacking area.
14. Provide a truck turning movement template on the site plan, showing how the design truck vehicle circulates through the proposed site to access the loading areas.
15. Discuss how sidewalk runoff from proposed development (between building and Right-of-Way boundary) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required.
16. Discuss why proposed sanitary sewer main, flowing towards N.E. 5<sup>th</sup> Street, doesn't connect with existing sewer main located in N.E. 5<sup>th</sup> Street; otherwise, verify that alignment of proposed sewer main along N.E. 5<sup>th</sup> Street has sufficient horizontal clearance with adjacent existing water main.
17. Be advised that any road cuts for utilities or curb cuts within 50' in the City Right-Of-Way shall be restored to full lane width, per City Code of Ordinances Section 25-108.
18. Please prepare and submit the following exhibits which clearly define the following (as applicable):
  - a. Construction Phasing Exhibit
  - b. Right-of-Way / Easement Dedication / Vacation Exhibit
  - c. Maintenance Agreement Area Exhibit
  - d. Revocable License Area Exhibit
19. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
20. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
21. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
22. Show utilities on the lighting and landscaping plans for potential conflict.
23. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
24. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at [RJohnson@fortlauderdale.gov](mailto:RJohnson@fortlauderdale.gov) or (954) 828-7809.

**B. Respond to Comments 25 through 41 prior to Engineering Permit Approval**

25. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
- Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
  - Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
  - Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage plan.
  - Signing and marking plan, including the radii for all landscaping and pavement areas.
26. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
27. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
28. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
29. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's Right-of-Way.
- Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.
30. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or [EKalus@broward.org](mailto:EKalus@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
31. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.



32. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
33. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
  - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
    1. Include a narrative for each phase along with roadways utilized for materials delivery
    2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
    3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
    4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
    5. Show location and type of construction crane(s), including span radius
    6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
    7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
    8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
    9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
    10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
    11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
    12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
    13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
    14. Indicate where and how concrete trucks will stage during multiple yardage pours
    15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
    16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
    17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
    18. Indicate schedule for street sweeping of periphery of construction site
    19. Indicate if dewatering is proposed.
34. Obtain a dewatering permit as required from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is

David Vanlandingham ([dvanlandingham@broward.org](mailto:dvanlandingham@broward.org) or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at [http://www.broward.org/pprd/cs\\_dewatering.htm](http://www.broward.org/pprd/cs_dewatering.htm).

35. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg ([smemberg@sfwmd.gov](mailto:smemberg@sfwmd.gov)).
36. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dougniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
37. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
38. Please note that any lighting onsite or in the City's Right-of-Way or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
39. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
40. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.
41. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.



**Case Number: R15034**

**CASE COMMENTS:**

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. It is recommended that conduits be installed to facilitate the installation of a BDA system after the building is constructed. Space should be reserved for the BDA electronics, UPS power and the rooftop donor antenna. Conduits should be run for the antenna cables per the City Bi-Directional Amplifier Specifications. Antenna cable conduits shall not contain any other wiring.
3. The City has guidance documentation for the installation of a BDA system available from Gary Gray, Assistant Telecommunications Manager. He may be contacted via e-mail at [ggray@fortlauderdale.gov](mailto:ggray@fortlauderdale.gov) or telephone at (954) 828-5762.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Identify if low E windows are planned for this project. Low E windows typically reduce the ability for radio signals to pass through the glass. Their use will increase the probability that the BDA system will be required.
2. Please identify and provide contact information for the contractor chosen to determine if the BDA system will be required.
3. BDA contractor shall provide signal strength calculations showing signal strengths expected within the completed building.

Please consider the following prior to submittal for Building Permit:

1. BDA system design will be required showing signal strengths both before and after BDA installation and the proposed system design with equipment list. These plans shall be submitted to the Telecommunications Section for approval prior to issuance of a permit.

**Case Number: R15034**

**CASE COMMENTS:**

Please provide a response to the following:

1. The data calculations do not appear to equate between the pervious areas and the table with the landscaped areas. Please clarify.
2. Provide alternate species for East Palatka Holly, Japanese Blueberry and Calophyllum (Dahoon Holly, Bulnesia, Gumbo Limbo, Tamarind, etc)
3. Shift yard drains and exfiltration trenches from under planting areas to under adjoining sidewalks.
4. Indicate areas of structural soil on both Civil and Landscape plans. Consider extending structural soil to under entire sidewalk to building face.
5. Update Structural Soil detail to include drainage.
6. Consider removing plant material from street tree areas to cantilever sidewalk over planting area and increase pedestrian open space.
7. Clarify sight visibility triangles and shift conflicting trees out of these areas.
8. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.
9. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system.
  - a. This area is to be minimum 3' feet deep and extend at least the same length as the longest side of the sign, as per ULDR 47-22.E.3.
  - b. Continuous planting is to be mulched and can be 1' plants installed 1' apart, 2' plants installed 2' apart, etc.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all of the above on plan.

Please consider the following prior to submittal for Building Permit:

10. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
11. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
12. Provide irrigation plans in accordance with ULDR 47-21.6.A.11 for proposed irrigation.
13. Provide separate Plumbing sub permit application for irrigation.

Note: MuniCode now has the updated Tree & Landscape ordinance available for easy reference  
[https://www.municode.com/library/fl/fort\\_lauderdale/codes/unified\\_land\\_development\\_code?nodeId=UNLADERE\\_C\\_H47UNLADERE\\_ARTIIIDERE\\_S47-21LATRPRRE](https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_C_H47UNLADERE_ARTIIIDERE_S47-21LATRPRRE)



**Case Number: R15034**

**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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) As this application requests dwelling units in the Downtown RAC, the proposed project requires a minimum 30-day review period by the City Commission or review and approval by the City Commission. In the case of the latter, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
- 4) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 5) Attach all narratives provided to City Commission sets.
- 6) In order to align primary façade with primary street, reorient building plan so that pool court opens to NE 3<sup>rd</sup> Avenue.
- 7) To create a more seamless pedestrian experience and reduce pedestrian-vehicular conflicts, shift garage entry and curb cut on NE 3<sup>rd</sup> Avenue to NE 4<sup>th</sup> Avenue.
- 8) To create a more human-scaled pedestrian environment, establish mid-block walkway by providing pedestrian extension of east-west portion of alley through to NE 3<sup>rd</sup> Avenue.
- 9) Mitigate the monotony and pronounced length of 4<sup>th</sup> Avenue building façade by recessing façade in multiple locations to create courtyards or other useable space, and further engage the public realm while providing this additional amenity to residents. Provide variation in block-long façade with multiple architectural styles.
- 10) Take advantage of variations in floor plans to create corresponding stylistic variation in facades.
- 11) Consider a green garage rooftop with usable space, and or shade trellises, green materials, solar panels or other sustainable treatments to promote more sustainable design elements and create a more aesthetically pleasing roof treatment as may be seen from adjacent sites and or future projects.

Confirm roof plan shows location of all mechanical equipment and includes spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view. In

addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

- 12) To mitigate visual blight, buffer transformer pads with landscaping or locate within building.
- 13) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments following the Planning comments.
- 14) Extend values on photometric plans to all property lines. Show values as pursuant to Sec. 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide dimensions and detail. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
- 15) It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Per Sec. 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, particular to/from public sidewalks, vehicle parking areas and building entrances.
  - d. Provide bicycle parking, for both residents and visitors, in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.
  - e. Provide bike storage lockers with air pumps for residents.
  - f. Send email to [kmendralla@fortlauderdale.gov](mailto:kmendralla@fortlauderdale.gov) for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 16) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 17) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 18) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

#### General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 19) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector, at 828-5255 to obtain his signature on the final DRC plans.
- 20) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: [http://ci.ftlaud.fl.us/building\\_services/park\\_impact\\_fee\\_calc.htm](http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm).

- 21) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 22) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

- 23) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receive approval from the Building Service Department's DRC Representative.



# CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

## Design Review Team (DRT) Comments

**Case Number:** DRT 15006  
**Project Name:** Morgan on 3<sup>rd</sup>  
**Project Address:** 400 NE 3<sup>rd</sup> Avenue

**Zoning District:** Regional Activity Center-City Center  
**Character Area:** Near Downtown  
**Date of Review:** July 7, 2015

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.	✓			
S2	Utilize Traffic Calming rather than blocking streets.	✓			
S3	Maximize on-street parking except on major arterials.	✓			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).				✓
S5	Maximize street trees on all Downtown Streets.	✓			
S6	Encourage location of primary row of street trees between sidewalk and street.	✓			
S7	Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. <b>Provide dimensions.</b>				✓
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. <b>Provide dimensions.</b>				✓
S9	Encourage shade trees along streets, palm trees to mark intersections.	✓			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.	✓			
S11	Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. <b>Provide dimensions.</b>				✓
S12	Discourage curb cuts on "primary" streets.		✓		
S13	Encourage reduced lane widths on all streets. <b>Provide dimensions.</b>				✓
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).				✓
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions.	✓			
S16	Bury all power lines in the Downtown Area.				✓
PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	✓			

B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	✓			
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	✓			
B4	Framing the street: encourage maximum building 'streetwall' length of 300ft. <b>Consider exploring design solutions along 4<sup>th</sup> Avenue façade to allow for more significant articulation within 300' of length (including courtyards/ useable space at ground floor.)</b>		✓		
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).			✓	
B6	Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.			✓	
B7	Where towers are located on streets < or = 60ft, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.			✓	
B8	Surface parking: discourage frontage and access along 'primary' street.			✓	
B9	Parking garages: encourage access from secondary streets and alleys. <b>Consider providing both ingress and egress from 4<sup>th</sup> Avenue.</b>		✓		
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.	✓			
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.	✓			
B10	Encourage main pedestrian entrance to face street.	✓			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. <b>Consider retail at corner of 3<sup>rd</sup> Avenue and 4<sup>th</sup> Street.</b>	✓			
B12	Encourage pedestrian shading devices of various types. <b>Provide continuous, functional shading devices along retail storefronts.</b>				✓
B13	Encourage balconies and bay windows to animate residential building facades.	✓			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).	✓			
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.			✓	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			✓	
B17	Discourage development above right-of-way (air rights).			✓	
B18	Mitigate light pollution.	✓			

B19	Mitigate noise pollution.	✓			
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).			✓	
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.			✓	
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units. <b>Provide section detail and dimensions.</b>				✓
B23	Avoid drive thrus in the wrong places.			✓	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). <b>Consider active green roof and solar canopy over parking.</b>		✓		
<b>QUALITY OF ARCHITECTURE</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. <b>Opportunity exists for architectural flourish at corner of NE 3<sup>rd</sup> Ave and 4<sup>th</sup> Street.</b>			✓	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			✓	
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. <b>Provide photographic details.</b>				✓
Q4	Respect for Historic Buildings.			✓	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.	✓			
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings. <b>Consider breaking up volume of building to allow for open breezeway corridors.</b>		✓		
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. <b>Consider façade variations to correspond with different floor plans.</b>		✓		
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. <b>Consider façade variations to correspond with different floor plans.</b>		✓		
<b>STORE FRONTS</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>



SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations. <b>Consider placing retail at corner of NE 3<sup>rd</sup> Ave and 4<sup>th</sup> Street.</b>		✓		
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	✓			
SF3	Encourage durable materials for ground floor retail and cultural uses. <b>Provide photographic details.</b>				✓
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. <b>Provide section detail and dimension.</b>				✓
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	✓			
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth). <b>Improve shading devices along retail with appropriate architectural features.</b>				
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.	✓			
SF8	Encourage well-designed night lighting solutions.				✓

CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
<b>Downtown Core</b>					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.				
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors.				
1C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.				
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings over 15 floors: preferred 12,500GSF floorplate max.					
<b>Near Downtown</b>					
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.	✓			
2B	Encourage maximum building height of 30 floors.	✓			
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			✓	
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.				✓	
<b>Urban Neighborhood</b>					
3A	Frame the street with appropriate streetwall heights: 2 to 6 floors.				
3B	Townhouses are a suitable option, especially on alley blocks.				
3C	Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors				
Tower Guidelines: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors: preferred 10,000 GSF floorplate max.					

TOD Guidelines ( T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2	Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.)	✓			
T3	Encourage pedestrian connections to transit stops and bike parking.	✓			
T4	Encourage bike connections to transit stops and bike parking. <b>Include number of bike spaces in site data table.</b>	✓			
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.				✓
T6	Incorporate Transportation Demand Management (TDM). Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				✓
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.)			✓	
T8	Encourage green buildings, green site design and green infrastructure.				✓
T9	Create attractive, active and safe multimodal systems.			✓	
<b>COMMENTS</b>					
1	<b>To eliminate conflicts with pedestrian flow, coordinate location of electrical equipment with FPL.</b>				
2					
3					



**Case Number:** R15034

**CASE COMMENTS:**

Please provide a response to the following:

1. Signage should be used to direct visitors to retail areas and visitor lobby/call box.
2. Stairwells should egress only first floor.
3. All residential entrance points should be access controlled.
4. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
5. Consider the use of impact materials.
6. Consider pre-wiring units and retail spaces for alarm units.
7. Easily identifiable and accessible emergency communication devices should be placed in the parking garage.
8. Light reflection type paint should be considered to increase ability to observe movement in the garage.
9. Consider the use of CCTV in areas such as entrance/exit points, garage entrance/exit points, strategically placed throughout the garage, common areas, elevators, stairwells, and any location where money is handled or stored.
10. The plans showed a gate for the parking garage. Where will visitor and employee parking be located?

**GENERAL COMMENTS:**

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

**Case Number:** R15034

**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 complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
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.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
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. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. Identify containers.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
12. 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 custodial staff.
13. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
14. **If applicable**, provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
15. 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 is Pre or Final DRC.
  - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
    - Type and size of containers, frequency of service, service provider if known; and
    - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
  - 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 [gmaldonado@fortlauderdale.gov](mailto:gmaldonado@fortlauderdale.gov). Letter should include an analysis of the

expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS:**

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

DRC: None



**Case Number: R15034**

**CASE COMMENTS:**

1. Continue coordinating with the Transportation and Mobility Department regarding the ongoing traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Please remove the curb cut on NE 3<sup>rd</sup> Avenue. This curb cut will be a direct interference with the Wave Streetcar project.
3. Ensure adequate stacking can occur at garage entries.
4. Consider installing driveway mirrors and widening the drive aisles on the sides of the parking garage to provide more clearance and better visibility for turning vehicles.
5. Provide both long term and short term bicycle parking and bike pumps. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide minimum bicycle parking based on requirements in the guide and include on the site plan data sheet.
6. Consider implementing a bike sharing station on NE 3<sup>rd</sup> Ave.
7. Clarify the intended use of the curb bulb-in on NE 5<sup>th</sup> Ave; is it on-street parking?
8. Ensure on-street parking meets minimum distance requirements from curb cuts and intersections.
9. Implement necessary bus stop improvements to ensure the BCT bus stop is ADA compliant. Consider installing covered seating at the stop and show all improvements on the site plans.
10. Please provide all sidewalk dimensions on the site plan.
11. Please provide a legend on the landscape plans that differentiates all sidewalks and landscaping materials being depicted.
12. Ensure all sidewalks are a minimum of 10ft wide on NE 3<sup>rd</sup> Ave and 7ft throughout the remainder of the site. These minimums are in reference to clear, unobstructed pathways – trees and landscaping is not to be included in this zone.
13. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.

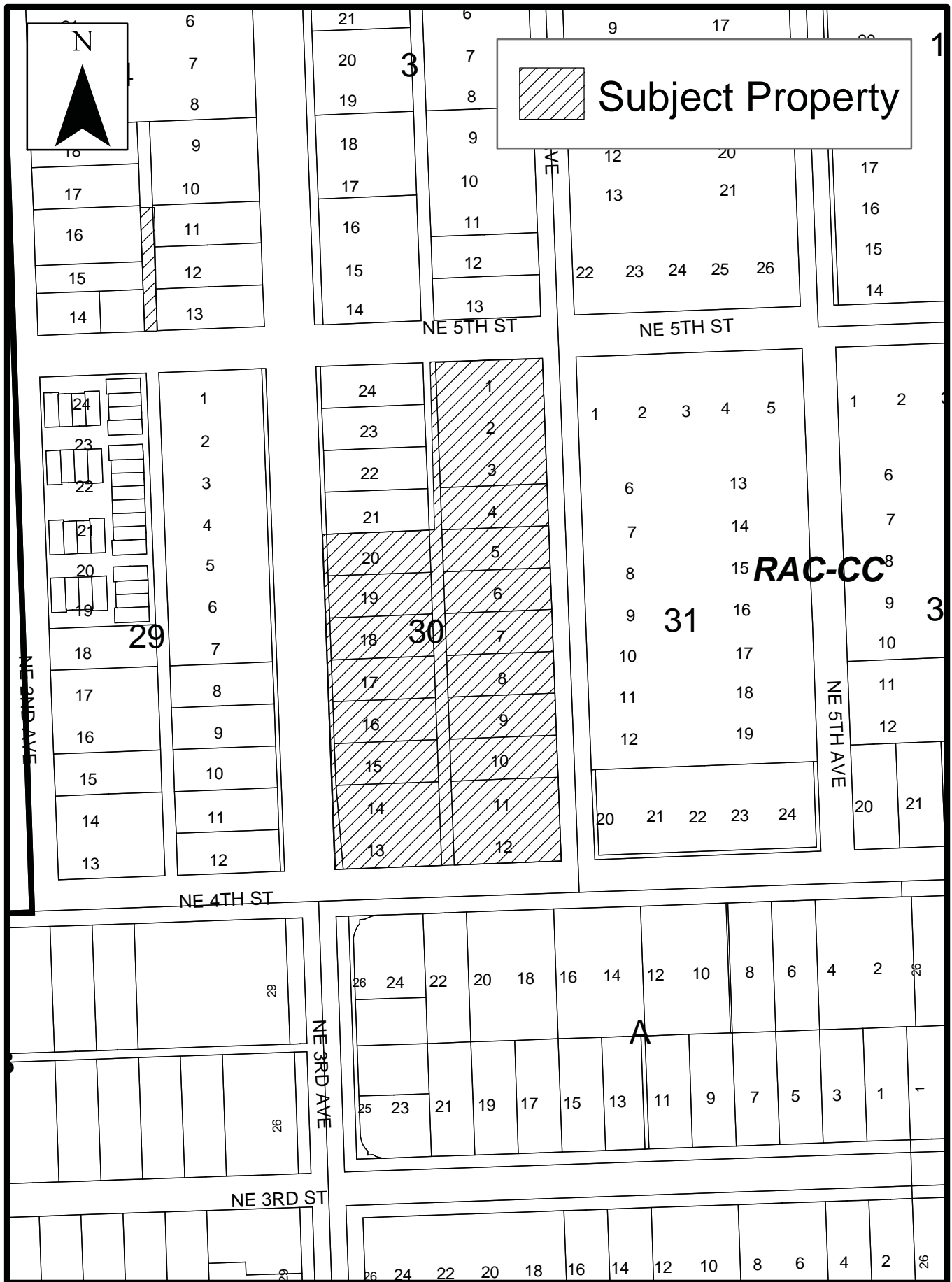
14. Additional comments may be provided upon further review.

15. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov) to set up an appointment for final plan approval.
2. 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.



0 40 80 160 240 320 Feet

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R15034

Case Number
215034

☐ PRE - CITY COMMISSION  
☐ PRE - P&Z BOARD  
☒ FINAL DRC

☐ AMENDED DRC  
☐ ADMINISTRATIVE REVIEW  
☐ OTHER

MEMBER	SIGNATURE	DATE	COMMENTS
AIRPORT	<i>CL</i>	9-11-15	shall submit 7460-1
BUILDING			
CITY ATTORNEY			
CITY SURVEYOR			
CRA			
ENGINEERING	<i>TJM</i>	1/20/16	
FIRE			
INFO SYSTEMS	<i>Sam Gray</i>	9/8/2015	SMALL PROVIDE BDA
LANDSCAPING	<i>TP</i>	9/8/15	
MARINE FAC			
PARKS & REC			
POLICE	<i>UD</i>	9/9/15	
SANITATION/RECYCLING	<i>SMR</i>	9/14/15	See waste plan
TRANSPORTATION & MOBILITY	<i>EA</i>	1/20/16	see new site plan Bus bench added
URBAN DESIGN & PLANNING	<i>RY</i>	1/22/16	
UTILITIES			
ZONING			

\*Obtain UD&P signature last  
Final Review Body: DRC ☒ P&Z Board ☐ City Commission ☐  
APPROVAL DATE: 1-22-16  
SITE PLAN EXPIRES UNLESS:  
A. Building Permit Application for above ground principal structure is submitted within 18 months following  
APPROVAL DATE, by: \_\_\_\_\_  
B. Building Permit is issued within 24 months following  
APPROVAL DATE, by: \_\_\_\_\_