



**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/)

**CITY COMMISSION (CC)**  
**General Application**

**Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet, Required Documentation & Mail Notice Requirements  
**Page 2:** Sign Notification Requirements & Affidavit

**DEADLINE:** City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

**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.

_____ <b>Innovative Development (ID)</b>	<b>\$ 2,640.00</b>
_____ <b>Site Plan Level IV</b>	<b>\$ 950.00</b>
_____ <b>Site Plan Level II in DRAC/SRAC-SA</b>	<b>\$ 1,920.00</b>
(Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	
_____ <b>Plat / Plat Note Amendment</b>	<b>\$ 540.00</b> (includes \$90 Final-DRC Fee)
_____ <b>Easement Vacation</b>	<b>\$ 560.00</b> (includes \$90 Final-DRC Fee)
_____ <b>ROW Vacation</b>	<b>\$ 830.00</b> (includes \$100 Final-DRC Fee)
_____ <b>Rezoning</b>	<b>\$ 910.00</b> (includes \$110 Final-DRC Fee)
(In addition to above site plan fee)	
_____ <b>Appeal and/or DeNovo Hearing</b>	<b>\$ 1,180.00</b>
_____ <b>Site Plan Deferral</b>	<b>\$ 490.00</b>
_____ <b>City Commission Request for Review</b>	<b>\$ 800.00</b>
_____ <b>City Commission General Review</b>	<b>\$ 89.00 / Hr.*</b>

\*The above fee is calculated at a rate of \$89.00 per hour. Generally thes applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

**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	R16016
Date of complete submittal	

**NOTE:** To be filled out by Applicant

Property Owner’s Name	If a signed agent letter is provided, no signature is required on the application by the owner.	
Applicant / Agent’s Name		
Development / Project Name		
Development / Project Address	Existing:	New:
Current Land Use Designation		
Proposed Land Use Designation		
Current Zoning Designation		
Proposed Zoning Designation		
GdYVWZWF Yei Ygh		

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24” x 36”
- ☐ Two (2) copy sets at 11” x 17”
- ☐ One (1) electronic version\* of complete application and plans in PDF format to include only the following:

☐ Cover page

☐ Survey

☐ Site plan with data table

☐ Ground floor plan

☐ Parking garage plan

☐ Typical floor plan for multi-level structure

☐ Roof plan

☐ Building elevations

☐ Landscape plan

☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.

☐ Important details i.e. wall, fence, lighting, etc.

\*All electronic files provided should include the name followed by case number “Cover Page Case no.pdf”

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
- DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

RE: \_\_\_\_\_ CITY COMMISSION CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_(initial here)  
\_\_\_\_\_ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: June 14, 2016

Project Name: New River III LLC / New River Yacht Club III

Case Number: R16016

Request: Site Plan Level II Review: 190 Multifamily Units  
and 1,800 Square Feet of Retail Use

Location: 416 SW 1st Avenue

Zoning: Regional Activity Center- City Center (RAC-CC)  
Land Use: Downtown Regional Activity Center

Project Planner: Randall Robinson

**Case Number:**  
**R16016\_Airport**

**CASE COMMENTS:**

Please provide a response to the following:

1. NONE – Signature NOT required

**Case Number: R16016**

**CASE COMMENTS:**

NONE – Signature NOT required.

**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](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: R16016**

New River Yacht Club III -  
190 Multifamily Units &  
1,800 SF Retail Use

**416 SW 1<sup>st</sup> Avenue**

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

- a. 25' corner chord Right-of-Way dedication on northwest corner of S Andrews Avenue & SW 5<sup>th</sup> Street intersection (coordinate with BCHECD) per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- b. 9' Right-of-Way and/or permanent easement dedication along west side of S Andrews Avenue (coordinate with BCHECD), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show linework in the plans and on easement exhibit
- c. 5' Right-of-Way Easement dedication along north side of SW 5<sup>th</sup> Street for 7' (min.) pedestrian access; show linework in the plans and on easement exhibit
- d. Sidewalk Easement dedication as appropriate along north side of SW 5<sup>th</sup> Street for pedestrian clear path; show linework in the plans and on easement exhibit
- e. Sidewalk Easement dedication as appropriate along east side of SW 1<sup>st</sup> Avenue for pedestrian clear path; show linework in the plans and on easement exhibit

**CASE COMMENTS:**

**A. Please respond to Comments 1 through 38 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 Daniel Lizarazo at 954-828-6982 or [dlizarazo@fortlauderdale.gov](mailto:dlizarazo@fortlauderdale.gov).
  - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@fortlauderdale.gov) and/or Eric Houston at 954-828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov) with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
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. S Andrews Avenue – Broward County Highway Engineering & Construction Division (BCHECD)
3. 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.

4. 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).
5. **Discuss the property ownership limits further, the ALTA / ASCM Land Title Survey calls out 150' long and 100' long sections of '15' Vested R/W Per Miscellance Map' fronting S Andrews Avenue, to complete half of existing 70' Right of Way section. More clarification on this information is needed to fully assess if the minimum Right of Way section is complete.**
6. Discuss situation with regards to potential 14' Alley Vacation located along west side of property (just north of SW 5<sup>th</sup> Street), including what rights remain, how the vacation will be handled and/or split between the properties, and how the property to the west will still access the proposed driveway configuration (to be located adjacent to where the alleyway currently exists).
7. Discuss undergrounding of existing overhead power lines located along existing 14' Alley, especially where they conflict with the proposed development.
8. **Delineate SW 5<sup>th</sup> Street and SW 1<sup>st</sup> Avenue proposed driveway access points with FDOT's 'Urban Flared Turnout' standard detail. Specifically for the driveway entrance at SW 5<sup>th</sup> Street replace the type 'F' curb and gutter with a transition to 'D' curb mirroring the entrance at SW 1<sup>st</sup> Avenue.**
9. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (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). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
10. Remove proposed on-street parallel parking spaces adjacent to the proposed development along S Andrews Avenue and SW 5<sup>th</sup> Street that encroaches into the 25' corner sight triangle and driveway site triangle.
11. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access (i.e. within Right-of-Way, Right-of-Way Easement, and/or Sidewalk Easement) along proposed development side adjacent to S Andrews Avenue, SW 5<sup>th</sup> Street, and SW 1<sup>st</sup> Avenue.
12. Provide typical roadway cross-sections and dimensions (including travel lane and on-street parking stall widths) for proposed development side adjacent to SW 5<sup>th</sup> Street and SW 1<sup>st</sup> Avenue.
13. Verify and discuss intent of the proposed pedestrian and ADA accessibility design for sidewalk improvements along S Andrews Avenue, SW 5<sup>th</sup> Street, and SW 1<sup>st</sup> Avenue, especially ground floor access to the new proposed development. Also, further discuss potential for improved pedestrian connectivity to the adjacent S Andrews Avenue Bridge with BCHECD.
14. 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.
15. If required by code section 47-20.2, dimension and label type of proposed loading zone required on Site Plan, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
16. Per Building Elevations (A4.0 & A4.1), since portions of the proposed building canopies encroach into 9' Right-of-Way and/or permanent easement dedication along west side of S Andrews Avenue, show and label

these on the corresponding Site Plan. Any permanent encroachment into other jurisdictional Right-of-Way (i.e. FDOT, BCHECD, etc.) shall be coordinated with those agencies.

17. 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 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with parking garage gate access if appropriate.
18. Tandem parking stalls shown in parking garage allowed for valet parking only. Per ULDR Section 47-20.10, tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units. Show and label location of the valet parking booth, and execute a valet parking agreement with the City in accordance with ULDR Section 47-20.16.B; the agreement shall be accepted by the Department of Sustainable Development.
19. Southeast corner of proposed development, verify if existing hydrant located along SW 5<sup>th</sup> Street conflicts with proposed tree grate.
20. Incorporate existing storm drain inlet located along SW 1<sup>st</sup> Avenue with proposed valley gutter layout (adjacent to on-street parking stalls with pervious paver system).
21. Underground or relocate existing overhead power lines on the development side of SW 5<sup>th</sup> Street, if in conflict with the proposed development.
22. Coordinate with Melissa Doyle at (954) 828-6111 or [mdoyle@fortlauderdale.gov](mailto:mdoyle@fortlauderdale.gov) regarding dumpsters; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require drains connecting to sanitary sewer.
23. 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.
24. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
25. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
26. Be advised that any road cuts for utilities or curb cuts within City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
27. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
28. Prepare a preliminary staging storage 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.
29. 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

30. 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.
31. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
  - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
  - b. 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 mains shall be constructed with DIP piping in the City Right-Of-Way.
  - c. 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.
  - d. 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 and grading plan.
  - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
32. 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. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** 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 per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).
33. 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.
34. 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).
35. Show utilities on the landscaping plans for potential conflict.
36. 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.
37. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

**B. Respond to Comments 39 through 52 prior to Engineering Permit Approval**

38. Submit 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.

39. 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 Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

40. 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.

41. 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.

42. 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.

43. 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.
44. Obtain a dewatering permit 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).
  45. 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)).
  46. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrence 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 Dogniaux (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.
  47. 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.
  48. Please note that any lighting within the City's Right-of-Way, 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.

49. 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.
50. 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, as well as proposed methods of noise, vibration, and odor mitigation.
51. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

**Case Number: R16016 Fire**

**CASE COMMENTS:**

Please provide a response to the following:

1. Fire hydrant location with-in 100 feet of FDC.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comment

Please consider the following prior to submittal for Building Permit:

1. Proper exit capacity for pool deck floor occupant load?
2. Roof access for all buildings.

**Case Number: R16016**

**CASE COMMENTS:**

Please provide a response to the following:

1. Provide existing tree condition as a percentage number, not a word.
2. Provide structural soil detail and illustrate structural soil to be provided at a minimum 8' radius from trunk, not in tree pits.
3. It appears that pedestrian clearance is limited where Tree #52 is proposed. Please clarify and dimension this space.
4. It appears that the west perimeter along existing parking is excluded from sidewalk and/or proposed landscaped plantings. Please include this space.
5. Dimension tree setbacks from structures. Please note that, for tree canopy clearance, shade trees must be located a minimum of fifteen feet away from structures; small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters.
6. Provide a more upright growing tree species to substitute for the Ligustrum at the pedestrian level by bridge. Perhaps Dahoon Holly or Pigeon Plum may be appropriate.
7. For specimen trees (trees 18" DBH and greater and 70% condition and greater, and Class C and higher), provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc. and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
8. 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 insure 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. T
9. Illustrate appropriate sight triangles and confirm that trees are located outside of this area, or are acceptable species and size to be within this area.
10. Change "matching specimen" note to "Florida Fancy" to ensure proper tree grading requirements are being communicated.

**GENERAL COMMENTS:**

11. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
12. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
13. 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.
14. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

**Case Number:** R16016

**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). Attach all narratives provided to City Commission, if applicable, and Final DRC set.
- 4) Please note that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. The City is currently completing the final steps which will make 5,000 additional units available in the Downtown RAC in the near future. Staff will advise the applicant on the status of these units during the DRC approval process.
- 5) 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 re-platting. If re-platting 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.
- 6) Attach Adequacy Requirements and General Narratives to Final DRC sets.
- 7) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments.
- 8) Please indicate intentions for existing alley right-of-way. If alley is proposed to be vacated, please coordinate with adjacent property owners.
- 9) Building Design:
  - A. Consider design aspects that will clearly distinguish the project, emphasize its quality and enhance variety in the architecture of Downtown buildings, with the intent of creating a more lively, human-scaled and pedestrian-friendly environment among a diversity of buildings;
  - B. In order to break down size of block and further punctuate east façade, provide east-west pedestrian passage between Andrews Avenue and SW 1<sup>st</sup> Avenue, incorporating elevator lobby as a breezeway.
  - C. Place greater architectural emphasis at corner of Andrews Avenue and 5<sup>th</sup> Street. Consider shifting curved element on south façade to serve as a corner feature. Open up the corner space into a pedestrian plaza area to create a welcoming entry and emphasis on the pedestrian connection into

the area west of Andrews at this location. Consider “cutting” SE corner of building to create triangular plaza space at street corner.

- D. Incorporate green roof elements for energy conservation and to enhance the appearance from nearby high-rises;
- E. Consider new FEMA flood regulations when designing how the building shapes the public realm. Ground-level transition between indoors and outdoors should feel as seamless as possible;
- F. In order to most effectively animate pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
- G. 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 and/or incorporate these elements onto a seamless design treatment solution. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable;

10) Streetscape Design:

- A. Coordinate streetscape improvements with the Downtown and New River Master Plan;
- B. To animate the corner of Andrews Avenue and 5<sup>th</sup> Street, increase width of sidewalk/building setback on 5<sup>th</sup> Street to create pedestrian plaza to facilitate outdoor seating adjacent to restaurant/retail space or “cut” SE corner of building to create a triangular plaza at street corner.
- C. Provide pedestrian path across drop-off area on internal drive.
- D. Provide shade trees, instead of palms, at intersection of 5<sup>th</sup> Street and internal drive.
- E. Show street width and sidewalk dimensions on site plan.
- F. Match A.D.A. improvements at corner of Andrews and 5<sup>th</sup> Street with improvements on opposite street corners.
- G. Coordinate site lighting plan with proposed Andrews Avenue Bridge lighting plan.
- H. 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 FP&L indicating such.

11) Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:

- a. Location and orientation of all proposed signage;
- b. Dimensions of any proposed signage (height, width, depth, etc.);
- c. Proposed sign copy; and
- d. Proposed colors and materials.

12) 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. Consider installation of a B-cycle bike-sharing station as an amenity for residents. Contact Bob Burns, President, B-cycle, 940-478-2191, [bburns@bicycle.com](mailto:bburns@bicycle.com).
- c. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
- 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. Send email to Eric Houston at [ehouston@fortlauderdale.gov](mailto:ehouston@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.

13) Consider employing green building practices throughout the project including, but not limited to electric vehicle charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. At DRC Meeting discuss project's sustainable design features.

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) Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, *Design and Construction* of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
- 16) This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
- 17) 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:

- 18) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector, at 828-5202 to obtain his signature on the final DRC plans.
- 19) 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).
- 20) 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.
- 21) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

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

# CITY OF FORT LAUDERDALE

## DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

<b>Case Number:</b>	DRT 16005	<b>Zoning District:</b>	RAC-CC
<b>Project Name:</b>	New River Yacht Club III	<b>Character Area:</b>	Retail/Entertainment Destination
<b>Project Address:</b>	416 SW 1 <sup>st</sup> Avenue	<b>Date of Review:</b>	4/25/2016

STREET DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation	✓			
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk			✓	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide			✓	
S4	Discourage right turn lanes			✓	
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets.	✓			
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development <i>To break down size of block, consider east-west pedestrian passage between Andrews Avenue and SW 1<sup>st</sup> Avenue.</i>				✓
STREET DESIGN EXAMPLES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Andrews Avenue <i>Clarify provided setback from bridge and discuss how building complies with Andrews Avenue Bridge street section.</i>					✓
SE 3 <sup>rd</sup> Avenue				✓	
SW 5 <sup>th</sup> Avenue				✓	
Local Streets Leading to the River				✓	
SW 6 <sup>th</sup> Street between SW 4 <sup>th</sup> Avenue and Andrews Avenue				✓	
SW 7 <sup>th</sup> / 4 <sup>th</sup> Avenue				✓	
FEC Railway South of the River				✓	
BUILDING DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only)			✓	

B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river			✓	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge			✓	
B4	Along SW 6th Street (between SW 4th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area			✓	
B5	Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers			✓	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses			✓	
B7	Encourage active uses facing all public parks and public spaces			✓	
B8	Encourage courtyards surrounded by active uses for buildings facing SW 6th Street			✓	
B9	Encourage loading, building service, and parking access via alleys, wherever possible	✓			
B10	Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels	✓			
B11	Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus	✓			
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less	✓			
B13	Parking garage and service access entrances are discouraged along public parks			✓	
B14	Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs			✓	
B15	Discourage surface parking lots with more than 10 spaces within 200' of the river's edge			✓	
<b>ACTIVE BUILDING PROGRAM ALONG THE RIVER</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (which ever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.				✓	
New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (which ever is greater) to retail, restaurants, and entertainment				✓	

uses at the ground level along the Riverwalk.				
Existing building on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.			√	
New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk.			√	

<b>RIVER'S EDGE ACCESSORY STRUCTURES</b>	<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
Accessory structures are generally allowed in Areas 1, 2, 3 and 4, however, they are not allowed where Riverwalk is less than 20' wide			√	
Structures must be directly adjacent to river's edge			√	
Structures shall not block major view corridors			√	
The min. distance between any two structures is 250' in Zone 3, and 500' in Zones 1, 2 and 4			√	
The max. Floor Area of any structure is 1,000 sf in Zone 3, and 2,500 sf in Zone 1, 2, and 4			√	
The Max. Height of accessory structures is 15'			√	
Accessory structures are allowed to project over the river on a case-by-case basis			√	
Structures shall allow minimum clear pedestrian path width of 18' to riverfront buildings			√	
<b>CHARACTER AREA GUIDELINES</b>	<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
1-A			√	
1-B			√	
1-C			√	
2-A			√	
2-C			√	
3-A			√	
3-B			√	
3-C			√	

4-A			✓	
4-B			✓	
4-C			✓	
5-A			✓	

COMMENTS				
1				
2				
3				

# CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

<b>Case Number:</b>	DRT 16005	<b>Zoning District:</b>	RAC-CC
<b>Project Name:</b>	New River Yacht Club III	<b>Character Area:</b>	Downtown Core
<b>Project Address:</b>	416 SW 1 Avenue	<b>Date of Review:</b>	4/25/2016

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). <b>Coordinate with TAM.</b>				✓
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 dimension.</b>				✓
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. <b>Provide dimension.</b>				✓
S9	Encourage shade trees along streets, palm trees to mark intersections. <b>Use shade trees at intersection of 5<sup>th</sup> Street and internal driveway.</b>	✓			
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 on plans.</b>				✓
S12	Discourage curb cuts on "primary" streets.	✓			
S13	Encourage reduced lane widths on all streets.	✓			
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).	✓			
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions.	✓			
S16	Bury all power lines in the Downtown Area. <b>Provide documentation.</b>				✓
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'. <b>Consider increasing width of sidewalk/building setback on 5<sup>th</sup> Street to create a small plaza along with streetscape improvements such as shade and seating areas.</b>			✓	
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>To further breakdown length of east façade, provide more significant articulation facing Andrews Avenue.</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 stepbacks 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.	✓			
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.	✓			
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.	✓			
B10	Encourage main pedestrian entrance to face street.	✓			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	✓			
B12	Encourage pedestrian shading devices of various types. <b>Per New River Master Plan, provide loggia along Andrews Avenue. Provide eye-level renderings to better understand shading opportunities and streetscape design.</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 alongside 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 dimension.</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>Provide green roof to conserve energy and improve appearance from nearby high-rises.</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.			✓	
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.	✓			
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>To break up massing and reduce size of block, consider breezeway at elevator lobby as part of an east-west mid-block pedestrian passage. As site is completely impervious, consider rain gardens and rooftop water collection system.</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>Increase vertical articulation of east façade. Place greater architectural emphasis on corner at 5<sup>th</sup> &amp; Andrews with stronger vertical element. Consider shifting radiused feature on south façade to street corner.</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>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.	✓			
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.	✓			
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	✓			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	✓			
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth). <b>Provide ground floor section detail with awning dimensions.</b>				✓
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			✓	
SF8	Encourage well-designed night lighting solutions. <b>Provide night rendering to indicate lighting solutions in order to insure safety along Andrews Avenue bridge.</b>				✓

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.				✓	

<b>TOD Guidelines</b> ( 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. <b>Coordinate with TAM.</b>					✓
T4 Encourage bike connections to transit stops and bike parking. <b>Coordinate with TAM.</b>					✓
T5 Parking consistent with TOD Principles.					
<ul style="list-style-type: none"> <li>Encourage structured parking with screening or liner building if parking provided.</li> </ul>		✓			
<ul style="list-style-type: none"> <li>Surface parking should be configured into smaller lots rather than one large lot.</li> </ul>				✓	
<ul style="list-style-type: none"> <li>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.</li> </ul>				✓	
<ul style="list-style-type: none"> <li>Parking should not face onto plaza or park space of any transit station.</li> </ul>				✓	
<ul style="list-style-type: none"> <li>Include parking for mopeds, scooters, motorcycles, and other similar vehicles.</li> </ul>					✓
T6 Incorporate Transportation Demand Management (TDM).					
<ul style="list-style-type: none"> <li>Encourage carpooling or vanpooling.</li> </ul>					✓
<ul style="list-style-type: none"> <li>Encourage car or bike sharing.</li> </ul>					✓
<ul style="list-style-type: none"> <li>Offer flexible hours.</li> </ul>					✓
<ul style="list-style-type: none"> <li>Provide shared parking.</li> </ul>					✓
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. <b>As site is completely impervious, consider rain gardens and rooftop water collection system.</b>			✓		
T9 Create attractive, active and safe multimodal systems.				✓	
<b>COMMENTS</b>					
1. <b>Will alley be vacated? Discuss.</b>					
2.					
3.					

**Case Number: R16016**

New River Yacht Club III

**CASE COMMENTS:**

Please provide a response to the following:

1. Stairwells should egress only first floor
2. Signage should be used to direct visitors to lobby.
3. The residential lobby should provide a video call box for visitors.
4. Easily identifiable and accessible emergency communication devices should be placed in the parking garage
5. Light reflection type paint should be considered to increase ability to observe movement in the garage
6. Consider how separation of parking will be handled (resident vs. guest) to keep unwanted pedestrian activity from entering restricted/private areas
7. All maintenance, storage, trash, recyclable and loading doors/rooms should be access controlled.
8. Consider controlling access from the parking garage to residential building
9. Consider controlling access to the elevators
10. Doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors
11. Consider pre-wiring units for alarm systems
12. Consider the use of CCTV at all entrance/exit points of the building including the parking garage; all lobby areas, all stairwells, all elevators, strategically placed throughout parking garage, common areas and any location where money is stored and/or counted. CCTV should be monitored and recorded to a remote location.
13. Consider pre-wiring the retail unit(s) for CCTV and alarm systems.

**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: R16016**

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property. Provide height of loading dock.
8. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
13. Provide chute placement on the site plan.
14. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
15. Recommend trash chute accommodate recycling.
16. Draw equipment on plan to show it will fit in trash room.
17. Provide on the site plan bollard placement.
18. 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.
19. 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 [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@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.

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

**GENERAL COMMENTS:**

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

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

**Case Number:**  
**R16016**

**CASE COMMENTS:**

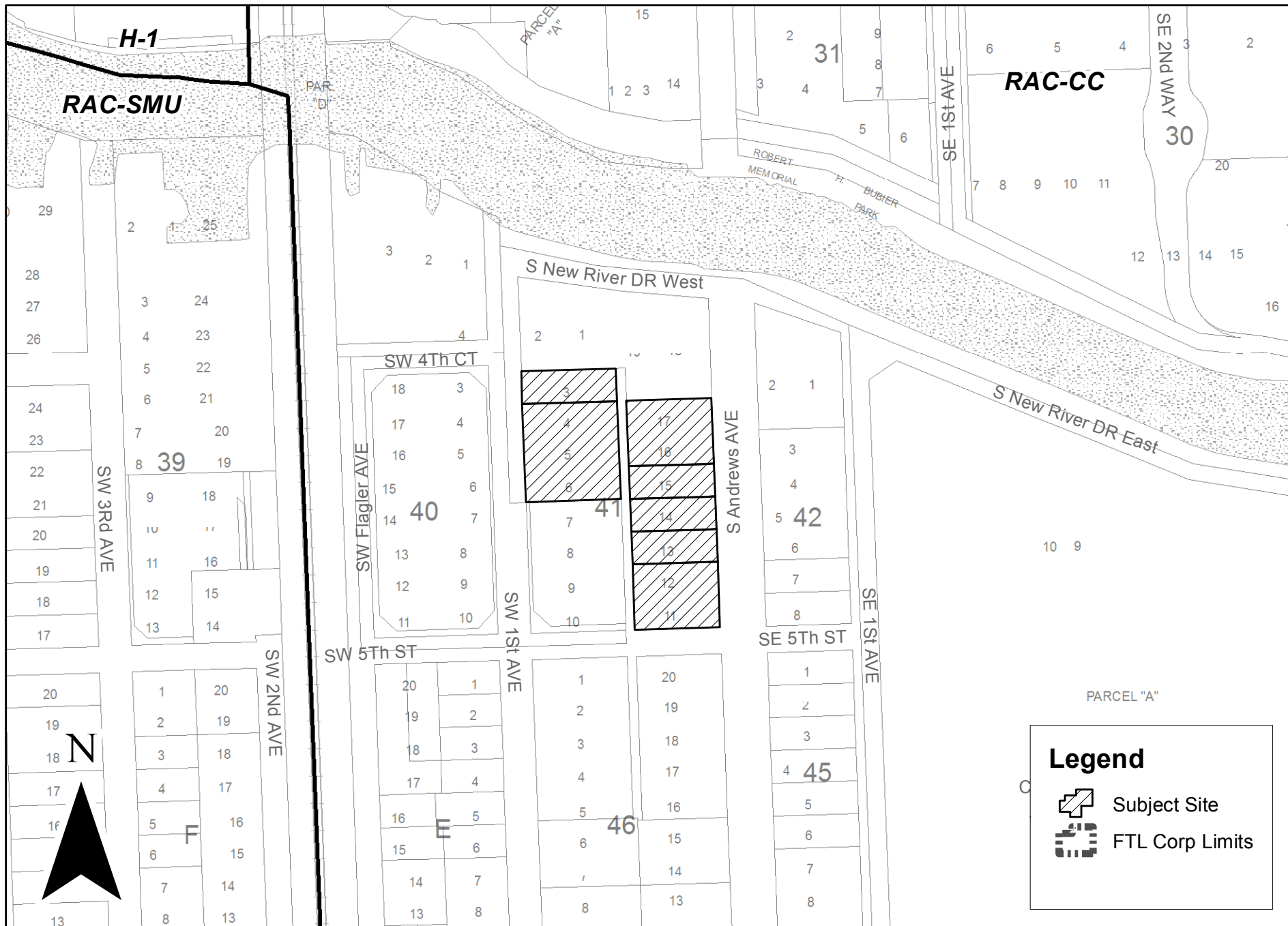
1. Continue coordinating with the Transportation and Mobility Department regarding traffic impacts.
2. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
3. Consider implementing an onsite bike share program that can be enjoyed by residents and members of the general public as well. Broward B-cycle is an example of such a program.
4. Consider installing electric car charging stations in the garage and include total count in the site plan data sheet.
5. Consider adding motorcycle and moped parking in the garage.
6. Please provide the total number of all on street parking spaces if any in the parking data table.
7. The city reserves the right to meter any and all on-street parking spaces at any time.
8. Identify any proposed shared parking agreements between adjacent properties and the site. Illustrate such spaces on the site plan and include the total in the parking data table.
9. Show on the site plan how commercial versus residential parking spaces will be designated.
10. Ensure streetscape dimensions are shown on the site plan, including landscaping areas, travel lanes, and sidewalks.
11. Please consider providing a continuous 2' minimum width landscaping buffer along the curb on S Andrews Ave with a 2'6" minimum height continuous planting strip to discourage misguided crossings. Consult the Transportation and Mobility's Connecting the Blocks manual for more detailed information.
12. Please consider providing public seating along the sidewalks, public interactive art works, as well as a bicycle pump and repair station for both public and private use along S Andrews Ave.
13. Ensure a continuous 7' minimum clearance width sidewalk is provided along each side of the building with connections to the riverfront along Andrews Ave.

14. Ensure pedestrian street lighting is provided on SE 1<sup>st</sup> Ave and along S Andrews Ave to the riverfront.
15. Coordinate the proposed alley improvements with the Department.
16. 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.
17. Additional comments may be provided upon further review.
18. Signature required.

**GENERAL COMMENTS:**

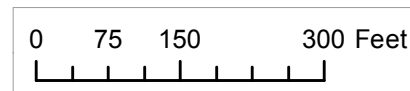
Please address comments below where applicable.

1. Contact Alia Awwad at 954-828-6078 or aawwad@fortlauderdale.gov to set up an appointment for final plan approval.
2. At any time and/or for any reason, the city reserves the right to meter any and/or all on-street parking spaces in the public ROW.
3. 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.
4. Transportation Demand Management (TDM) elements such as car sharing programs are strongly encouraged.



PL16016

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CAM #17-0248  
Graphic Scale  
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