



**CITY OF FORT LAUDERDALE**  
Department of Sustainable Development  
Urban Design & Planning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
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## **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.

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

\*The above fee is calculated at a rate of \$89.00 per hour. Generally these 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.

CAM #17-0464

Exhibit 2

CC\_GeneralApp

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## 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

<b>Case Number</b>	R16049
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	Las Olas Riverfront, L.P.
<b>Applicant / Agent's Name</b>	Crush Law, P.A.
<b>Development / Project Name</b>	Riverfront
<b>Development / Project Address</b>	<b>Existing:</b> 300 SW 1st Avenue, <b>New:</b> 300 SW 1st Avenue,
<b>Current Land Use Designation</b>	D REGIONAL ACTIVITY CENTER
<b>Proposed Land Use Designation</b>	D REGIONAL ACTIVITY CENTER
<b>Current Zoning Designation</b>	RAC-CC
<b>Proposed Zoning Designation</b>	RAC-CC
<b>Specific Request</b>	Allocation of Residential Units

### 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.

CAM #17-0464

Exhibit 2

Page 2 of 17

Case Number: 16049

**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 review and approval by the City Commission. 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) 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 Narratives provided to City Commission and Final DRC sets.
- 7) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments.
- 8) Provide plan clearly distinguishing public and non-public areas of ground floor and mezzanine.
- 9) The project boundaries are not clear. Coordinate, and clearly delineate, project boundaries on all plans.
- 10) Note that shadow studies are only required for sites south of the New River in the RAC-CC zoning district.

- 11) Provide breakdown of parking provided between spaces serving residential and commercial uses. Consider reducing the amount of programming and number of parking spaces per residential unit to reduce the size of pedestal.
- 12) Provide the following changes on Perspective Renderings:
  - A. Place all renderings in the context of existing surroundings;
  - B. Provide eye-level perspectives from the following locations: intersection of Andrews Avenue and Las Olas Boulevard, intersection of SW 2<sup>nd</sup> Street and Brickell Avenue, intersection of SW 3<sup>rd</sup> Avenue and SW 2<sup>nd</sup> Street, from the Riverwalk at Briney Pub looking north-west, from the Riverwalk at west side of railroad tracks looking east, and through the project (standing on west side of Brickell Avenue) looking west towards the historic district.
  - C. Coordinate perspectives with the site plan to accurately portray all project elements as designed. For example, Riverwalk perspective does not indicate change in elevation indicated by site plan;
  - D. Provide night time project renderings.
- 13) Relative to Building Design Plans:
  - A. Explore a more creative and less monolithic garage screening on east façade. Consider the following: use of plant materials, vertical separations into multiple segments, habitable space at corners;
  - B. Incorporate green roof elements to improve sustainability and energy conservation and to enhance the appearance from nearby buildings;
  - C. Consider new FEMA flood regulations when designing how the building shapes the public realm. Ground-level transition between indoors and outdoors should be gradual, feel welcoming and as seamless as possible;
  - D. In order to most effectively animate the pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
  - E. 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. Equipment should be centralized to the extent possible so it's not visible. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 14) Relative to Streetscape and Landscape Design Plans:
  - A. Provide details on paving and flooring materials throughout ground level;
  - B. Indicate/label use of "indoor" and "outdoor" public spaces on illustrative plans. Indicate what the small, white squares are on the illustrative plan;
  - C. Indicate and provide concept plans indicating any proposed enhancements/treatment of Riverwalk areas, including any sea wall elements with respect to sustainability and the City's seawall ordinance. Please refer to the findings of the ULI Riverwalk Activation and Climate Adaptation Technical Assistance Panel for reference as to intent and considerations. Coordination of additional follow up discussions relative to the subject may be required;
  - D. Coordinate lay out of proposed walkway/greenway along Florida East Coast Railroad (FEC) right-of-way with the Transportation and Mobility Department (TAM) and ensure design aspects consider multi-modal functionality such as pedestrians and bicyclists as appropriate;
  - E. Coordinate location and associated streetscape design aspects of proposed Wave Streetcar stop and pedestrian connections with TAM;
  - F. Show all street width and sidewalk dimensions on site plan;



G. 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.

- 15) Provide an updated Entertainment District Security Plan and coordinate with Police Representative.
- 16) Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:
  - (1) Location and orientation of all proposed signage;
  - (2) Dimensions of any proposed signage (height, width, depth, etc.);
  - (3) Proposed sign copy; and
  - (4) Proposed colors and materials.
- 17) It is recommended the following pedestrian and bicycle-related comments be addressed:
  - (1) Consider installation of a B-cycle bike-sharing station as an amenity for residents. Contact Bob Burns, President, B-cycle, 940-478-2191, [bburns@bcycle.com](mailto:bburns@bcycle.com) and coordinate potential location with TAM;
  - (2) 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.
- 18) Expand phasing description to include the following:
  - (1) A general project schedule;
  - (2) Anticipated timing between Phase 1 and 2;
  - (3) Identification of all public realm improvements associated with each phase, any impacts and proposed mitigation measures. Please note additional follow up may be required and that completion of all public improvements will have to be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the City should the application be approved.
- 19) 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. Discuss the project's sustainable design features at DRC meeting.
- 20) The proposed development site is adjacent to the Historic District (H-1) and borders Historically-designated properties located at 201 SW 1<sup>st</sup> Avenue and 211 SW 1<sup>st</sup> Avenue. Pursuant to Objective 1.11, Policy 1.11.3 of the Historic Preservation Element of the Comprehensive Plan, all proposed impacts to historic resources shall be reported to the Historic Preservation Board (HPB) for review and comment. The applicant shall provide a narrative response identifying and addressing any impacts of the proposed development on the historic resource and offer recommendations to mitigate these impacts. A presentation shall be made to the HPB prior to the scheduling of further board/commission meetings. Contact Linda Mia Franco (954-828-8958) to review the requirements for HPB submittal.
- 21) This site is located in an area that the City has identified as an archaeologically significant zone. Pursuant to Sec. 47-25.2.P., the applicant is required to contact the Broward County Historical Commission (Rick Ferrer, Broward Historic Preservation Officer, 954-357-9731, [rferrer@broward.org](mailto:rferrer@broward.org)) and obtain written confirmation whether the development site has any archeological significance,

and whether the applicant must complete a Phase I (reconnaissance level) archaeological survey and written report to comply with all state, county, and local laws pertaining to the same.

- 22) Extend values on photometric plans to all property lines. Show values as pursuant to Sec. 47-25.3.A.3.a and 47-20.14. 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.
- 23) 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.
- 24) 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.
- 25) Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. Please provide total park impact fee amount due based on proposed programming. 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).
- 26) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

#### **General Comments**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1) 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.
- 2) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 3) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

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

# CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

**Case Number:** DRT 16008  
**Project Name:** Riverfront  
**Project Address:** 300 SW 1 Avenue

**Zoning District:** RAC-CC  
**Character Area:** Downtown Core  
**Date of Review:** 9/7/16

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. <b>Coordinate streetscape design with siting of Wave Streetcar station.</b>				✓
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). <b>Coordinate with Transportation and Mobility Department (TAM).</b>				✓
S5	Maximize street trees on all Downtown Streets. <b>Provide street trees on 2<sup>nd</sup> Street. Provide continuous row of palms on Brickell Avenue in place of parking lane. Coordinate trees along FEC walkway/greenway.</b>		✓		
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 spacing 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. <b>Provide shade trees on 2<sup>nd</sup> Street.</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.</b>				✓
S12	Discourage curb cuts on "primary" streets. <b>Consider consolidating driveways to provide more seamless pedestrian experience.</b>		✓		
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. <i>Provide documentation.</i>				✓
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'. <i>Define public open spaces and elements that activate them for public use.</i>				✓
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. <i>To break down lengths of east and west pedestal façades, provide multiple vertical breaks. Consider reducing the amount of programming and number of parking spaces per residential unit to reduce the size of garage pedestal.</i>		✓		
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics). <i>Maximum floor plates exceed Master Plan recommendations. To reduce mass of towers, reduce floor plate sizes to more closely approximate preferred maximum for the Character Area.</i>		✓		
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.	✓			
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. <i>Incorporate active uses along 2<sup>nd</sup> Street to animate pedestrian connection between Downtown Core and Himmarshee District.</i>		✓		
	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. <i>Does not meet intent facing Brickell Avenue and 2<sup>nd</sup> Street. At a minimum, consider inserting habitable space at garage corners at Brickell and also at 2<sup>nd</sup> Street.</i>		✓		
B10	Encourage main pedestrian entrance to face street.	✓			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. <i>Incorporate active uses along 2<sup>nd</sup> Street to animate pedestrian connection between Downtown Core and Himmarshee District.</i>		✓		
B12	Encourage pedestrian shading devices of various types.				✓

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. <b><i>Incorporate active uses along 2<sup>nd</sup> Street to animate pedestrian connection between Downtown Core and Himmarshee District.</i></b>		✓		
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.			✓	
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>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. <b><i>Indicate materials on detail elevations and provide photographic details of proposed cladding materials.</i></b>				✓
Q4	Respect for Historic Buildings. <b><i>Parking garage as designed does not respond to scale of historic properties on Brickell Avenue. Provide vertical breaks and greater articulation in garage screening. Provide habitable space at garage corners.</i></b>		✓		

Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. <b>Provide improved architectural treatment of garage screening facing Brickell Avenue. Consider vertical and increased articulation. Consider use of plant materials and/or other innovative solutions. Provide habitable space at garage corners.</b>		✓		
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>Provide a description of the project's sustainable design features. 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.</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>Provide additional façade treatments that break down building mass. Consider vertical and increased articulation for parking garage, as well as use of plant materials and/or other innovative solutions. Provide habitable space at garage corners facing Brickell Avenue and 2<sup>nd</sup> Street. See Q5.</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. <b>Incorporate active uses along 2<sup>nd</sup> Street. Provide retail strategy explanation. Indicate if neighborhood serving retail is anticipated.</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>Indicate materials on detail elevations and provide photographic details of proposed cladding materials.</b>				✓
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. <b>Provide section details 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).	✓			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.	✓			
SF8	Encourage well-designed night lighting solutions. <b>Provide rendered night time perspectives.</b>				✓

CHARACTER AREAS		Complies	Does Not Comply	N/A	More Information Needed
<b>Downtown Core</b>					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max. <b>Podium should be 9 stories at a maximum.</b>		✓		
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. <b>See B5.</b>		✓		
	Tower guidelines: Non-residential: preferred 32,000GSF floorplate max. Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max. Residential: Buildings over 15 floors: preferred 12,500GSF floorplate max. <b>See B5.</b>		✓		
<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: Non-residential: preferred 32,000GSF floorplate max. Residential: Buildings up to 15 floors: preferred 18,000GSF floorplate max. Residential: 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: Non-residential: 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. Residential: 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. <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> <b>See Q5.</b>	✓			
	<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> <b>Provide parking for mopeds, scooters and motorcycles.</b>				✓
	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> <b>Consider inclusion of B-cycle bike share station.</b>		✓		
	<ul style="list-style-type: none"> <li>Offer flexible hours.</li> </ul>			✓	
	<ul style="list-style-type: none"> <li>Provide shared parking.</li> </ul> <b>Consider use of shared parking to reduce number of spaces and size of parking garage.</b>		✓		
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>Provide description of project sustainability program.</b>				✓
T9	Create attractive, active and safe multimodal systems.			✓	

COMMENTS	
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# CITY OF FORT LAUDERDALE DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

**Case Number:** DRT 16008  
**Project Name:** Riverfront  
**Project Address:** 300 SW 1 Avenue

**Zoning District:** RAC-CC  
**Character Area:** Retail/Entertainment Destination  
**Date of Review:** 9/7/16

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 <b>Indicate design elements at the terminus of Brickell Avenue and, as per DRC comments, provide eye-level perspectives showing Riverwalk continuity.</b>				✓
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. <b>Coordinate with siting of Wave Streetcar station.</b>				✓
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development	✓			
STREET DESIGN EXAMPLES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Andrews Avenue				✓	
SE 3 <sup>rd</sup> Avenue				✓	
SW 5 <sup>th</sup> Avenue				✓	
Local Streets Leading to the River <b>Take into account siting of Wave Streetcar station when creating clear visual connection looking southward along Brickell Avenue to River. Indicate design elements that provide a comfortable pedestrian experience and a clear visual connection to the River from Brickell Avenue at 2<sup>nd</sup> Street.</b>					✓
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 <b>Taller tower is proposed closer to River. Tower heights should be reversed.</b>		✓		
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			✓	
ACTIVE BUILDING PROGRAM ALONG THE RIVER		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed

New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (which ever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.	✓			
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 buildings 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 <i>On site plan, provide dimensions of setback from river's edge. Provide 30' stepback between ground level and 7<sup>th</sup> floor.</i>		✓		
3-B <i>Modify Riverwalk to address sea level rise. Coordinate with findings of the ULI Riverwalk Activation and Climate Adaptation Technical Assistance Panel.</i>				
3-C <i>Consider observation deck/cocktail lounge on top floor of south tower.</i>				✓
4-A			✓	
4-B			✓	
4-C			✓	
5-A			✓	

COMMENTS
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