



CITY OF FORT LAUDERDALE
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311
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Website: http://www.fortlauderdale.gov/sustainable_dev/

DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

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

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

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

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

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

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

Page 1: DRC Site Plan - Applicant Information Sheet

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	
Date of complete submittal	

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

Property Owner's Name	SWFLB, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3020 NE 32nd Avenue, Fort Lauderdale, FL 33308
E-mail Address	jellis@edi.cc
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Nectaria M. Chakas, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	<i>Nectaria Chakas</i>
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	NChakas@LochrieLaw.com
Letter of Consent Submitted	Yes

Development / Project Name	488 Residences
Development / Project Address	<u>Existing:</u> 444 SW 1st Avenue <u>New:</u> 488 SW 1st Avenue
Legal Description	MERCURY PLAT 154-40 B PARCEL B
Tax ID Folio Numbers (For all parcels in development)	5042101H0020
Request / Description of Project	Site plan approval for mixed-use project
Total Estimated Cost of Project	\$ (Including land costs)

Current Land Use Designation	RAC
Proposed Land Use Designation	RAC
Current Zoning Designation	RAC-CC
Proposed Zoning Designation	RAC-CC
Current Use of Property	Vacant
Number of Residential Units	362
Non-Residential SF (and Type)	6,200 (retail)
Total Bldg. SF (include structured parking)	582,455
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None	26,291 SF / .6036 Acres
Lot Density	None	
Lot Width	None	
Building Height (Feet / Levels)	None	37 Stories (375')
Structure Length	None	
Floor Area Ratio	None	
Lot Coverage	≤95%	85%
Open Space	None	
Landscape Area	None	
Parking Spaces	None	363

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [S]	5'	5'
Side [E]	None	3'
Side [W]	5'	5'
Rear [N]	None	None

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

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

The following number of Plans:

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

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

Plan sets should include the following:

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

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

NOTES:

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

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning Division use only:	
Print Name	Nectaria Chakas	Date	
Signature	Nectaria Chakas	Received By	
Date	12/9/16	Tech. Specs Reviewed By	
		Case No.	

Page 3: Technical Specifications For Plan Submittal

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft. and acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Open space
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - Open space (in sq. ft.)
 - Landscape area (in sq. ft.)
 - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Waterway width, if applicable
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - Mechanical equipment dimensioned from property lines
 - Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Proposed ROW improvements (ie. bus stops, curbs, tree plantings, etc.)
 - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
 - Traffic control signage
 - Catch basins or other drainage control devices
 - Fire hydrants (including on-site and adjacent hydrants)
 - Easements (as applicable)

B. DETAILS

1. Provide details of the following (Scale ¼" = 1' min.)
 - Ground floor elevation
 - Storefronts, awnings, entryway features, doors, windows
 - Fences/walls
 - Dumpster
 - Light fixtures
 - Balconies, railings
 - Trash receptacles, benches, other street furniture
 - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)

For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:

- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN

1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min, must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
 - Site area (sq. ft. and acres)
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
 - Perimeter landscape area (including buffers adjacent to ROW)
 - Interior landscape area (30 sq.ft. per space)
 - Total trees required/provided (1 per 1,000 sq.ft. net lot area)
 - VUA trees required/provided (1 per 1,000 sq.ft. VUA)
 - VUA shade trees required/provided (3" caliper)
 - VUA shade trees required/provided (2-3" caliper)
 - VUA flowering trees required/provided
 - VUA palms required/provided
 - VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
 - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
 - Property lines
 - Easements (as applicable)
 - Landscape areas with dimensions
 - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
 - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
 - Plant list (note species, sizes, quantities and any appropriate specifications)
 - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
 - Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM

Foot-candle readings must extend to all property lines



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: January 10, 2017

Applicant: SWFLB, LLC.

Project Name: 488 Residences at Riverwalk

Case Number: R17005

Request: Site Plan Level II: 362 Residential Units and 6,200
Square Feet of Retail

Location: 488 SW 1st Avenue

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

Land Use: Downtown Regional Activity Center

Case Planner: Randall Robinson



Case Number: R17005

CASE COMMENTS:

Please provide a response to the following:

1. 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

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>



Case Number: R17005

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 25' corner chord Right-of-Way dedication on northeast corner of SW 5th Street & SW 1st Avenue intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit.
- b. Sidewalk Easement dedication as appropriate along north side of SW 5th Street to accommodate portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way; show linework in the plans and on easement exhibit.
- c. Sidewalk Easement dedication as appropriate along east side of SW 1st Avenue to accommodate portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way; show linework in the plans and on easement exhibit.

CASE COMMENTS:

A. Prior to Final DRC Engineering review and sign-off, please provide a written response to the following comments in Section A:

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.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide copy of plat for the proposed development, as well as 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.
3. 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 Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov.
4. Adjacent to north and east property boundaries, coordinate with New River Yacht Club III project (currently under design development – Case #R16016 per 6/14/2016 DRC Agenda); for more information, please contact Randall Robinson at 954-828-5265 or robinson@fortlauderdale.gov. Discuss transition to adjacent Alley improvements as part of this project, including if walkway is proposed within 3' building offset to east property boundary, as well as overall anticipated construction timing for this project.
5. Discuss status and provide background of existing easements shown on ALTA / ACSM Land Title Survey: 10' Utility Easement along west property boundary, which increases to 15' for northernmost 20' of Utility Easement. Since proposed structures are proposed to be constructed within 10' Utility



Easement (such as Lobby Canopy Overhang), confirm if Utility Easement is public, since vacation of Utility Easement has been submitted (i.e. Case #E17001 per 1/24/2017 DRC Agenda).

6. Provide Civil Engineering drawings as part of DRC submittal, including: Signing and Marking Plan.
7. Provide site demolition and phasing plans for existing paved areas.
8. Discuss disposition of existing 4 metered on-street parallel parking stalls located along SW 5th Street, fronting the proposed development.
9. Sheets A102 & A103: Per ULDR Section 47-20.9.A.1, parking garage sloping floor grades shall not exceed 5%, adjacent to 90 degree angle parking stalls.
10. Sheet A103: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround.
11. Sheets A204 & A300: Show and label existing Right-of-Way, proposed Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate; label the horizontal clearance to the adjacent Right-of-Way and Easement boundaries (if applicable). Show and label North and West building elevations, which are missing in plans.
12. Landscape Plans: Identify what appears to be water features (and other landscape and/or hardscape-related structures) shown to encroach within City Right-of-Way. Please be advised that any permanent encroachment into the City's Right-of-Way (including Alley encroachments), including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City Attorney's Office will be needed to coordinate the proper requirements and conditions. Any permanent encroachment into other jurisdictional Right-of-Way (i.e. FDOT, BCHECD, etc.) shall be coordinated with those agencies.
13. Please be advised that proposed building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated sidewalk access easements.
14. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed improvement 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; per ULDR Section 47-25.2.B, adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface, whichever is greater. Show relocated drainage grate inlets, adjacent to the proposed development, within proposed SW 1st Avenue gutter (Sheet C-2).
15. Dimension typical roadway travel lane widths (and parking lane lengths / widths, as appropriate) on the Site Plan for the proposed development side of SW 5th Street and SW 1st Avenue.
16. Per City Downtown Master Plan guidelines, provide 22' length and 8' width on-street parallel parking stalls along the development side of SW 5th Street (narrow westbound travel lane to 10' width) and SW 1st Avenue (narrow northbound travel lane to 10' width); end parking stalls can typically be shortened to 18' length, with 5' curb taper length.
17. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of SW 5th Street and SW 1st Avenue, to be located within FDOT or City Right-of-Way,



Right-of-Way Easements, and/or Sidewalk Easements as appropriate; coordinate required sidewalk widths with Transportation & Mobility.

18. 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 development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with parking garage gate access if appropriate. Show and label on the Site Plan. Since proposed parking gate location conflicts with inbound stacking requirement for this project (i.e. 4 vehicles to serve 363 proposed parking spaces), consider shifting gate to top of first ramp; the 90 degree parking stalls adjacent to 12% ramp grade transition to Flat could perhaps be used for vehicle turnaround in vicinity of inbound gate access.
19. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
20. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Urban Flared Turnout' standard detail for all proposed driveway access points (i.e. Parking Garage, Loading Zone, etc.). Please be advised that portion of proposed driveway flare that extends beyond property boundary frontage (i.e. along SW 1st Avenue) shall be included in the Maintenance Agreement Area Exhibit.
21. 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](#).
22. Provide and label typical roadway cross-sections for the proposed development side of SW 5th Street and SW 1st Avenue.
23. Review potential to provide narrower 20' driveways at two-way ingress / egress points to minimize pedestrian / vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. If wider driveways are required for functionality of proposed development (especially semi-trailer access to Loading Dock Area), provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing site from SW 1st Avenue. Please be advised that turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
24. Sheet A101: Label vertical clearance for Loading Zone area; verify if sufficient for design vehicle (14' preferred for trucks).
25. For all levels in the parking garage: show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width and depth (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), and ramp areas.
26. Verify and discuss ADA accessibility design for sidewalk improvements along SW 5th Street and SW 1st Avenue, especially ground floor access to the new '488 Residences at Riverwalk' building (along the entire perimeter), as well as crossing proposed driveways, and connecting to existing sidewalk (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.



27. 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.
28. In addition to turning templates, provide Truck Routing Plan for justification of all proposed curb cuts, for truck access to / from major roadways in vicinity of the project. Also discuss truck access requirements internal to the proposed development.
29. Clarify design intent of site grading in vicinity of proposed building (i.e. ground level Finished Floor is about 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances.
30. Coordinate with Stephanie McCutcheon at (954) 828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
31. Provide drainage pipes to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
32. 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.
33. 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 main 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.
34. 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](#).

35. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public right-of-ways of FDOT, BCHECD, and the City. Provide authorization as appropriate from FDOT, BCHECD, and the City for the existing and proposed connections between the on-site drainage system and public right-of-way.
36. 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.
37. 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). Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.
38. Show all existing and proposed utilities on the landscaping plans for potential conflict.
39. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
40. 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.
41. Please note that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
42. 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.
43. 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 construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
44. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Right-of-Way / Easement Dedication / Vacation Exhibit.
 - b. Maintenance Agreement Area Exhibit.
 - c. Revocable License Area Exhibit.
45. 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. Especially coordinate undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.

46. 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. Prior to Engineering Permit Approval, please respond to the following comments in Section B:

47. 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.
48. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHECD, and City right-of-ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHECD, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way (and/or permanent easement) will be maintained by the Applicant throughout the life of the improvements.

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

49. 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 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.
50. 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.
51. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
52. 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.



53. 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.
54. 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 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.

55. 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).
56. 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.
57. 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.
58. 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.
59. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R17005

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be 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.

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.



Case Number: R17005

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and its distance from the City's radio sites, it is anticipated that this structure may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduit be installed to support a BDA system. Conduit locations will need to be determined by a qualified BDA designer/installer with local knowledge. A qualified BDA designer/installer with local knowledge will need to take signal strength measurements within all areas of the structure after the shell, interior structures and windows are complete. A computer generated "heat map" showing the measured signal strengths within all areas of the proposed structure shall be required. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Please review Chapter 1, Section 118 of the Broward County Building Code.
3. The City will require exclusive space on the rooftop for the installation of communications antennas and microwave dish antennas. A 20ft by 20ft room with a ten (10) foot high ceiling within the building will be required to house the radio equipment. This room needs to be within 100 feet of the rooftop antenna location with direct access for coaxial cables. This room shall have controlled access and independent air conditioning with no less than 300 amps of separately metered power. An antenna mounting structure suitable for no less than eight (8) vertical whip style antennas and two (2) ten foot diameter microwave dishes directed towards the north and to the west shall be provided. Antenna mounting positions shall be no closer than five feet from each other with the microwave antenna located a minimum of 20 feet from the other antenna locations. If necessary, this area may be screened from view using Radio Frequency (RF) transparent material with less than 0.5 dB attenuation in the 150 MHz through 18 GHz frequency bands.
4. Additional guidance may be obtained from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager by contacting him via e-mail or telephone at the numbers listed above.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:



1. None.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate the radio system signal strength levels for this project.
2. If it is determined that the BDA system will be required, BDA design plans will be required showing signal strengths expected after BDA installation and the proposed system design with equipment list. These plans shall be submitted to the Telecommunications Section for approval prior to issuance of a permit.



Case Number: R17705

CASE COMMENTS:

Please provide a response to the following:

1. Provide taller clear trunk on street trees for pedestrian access.
2. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
3. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

4. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
5. 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.
6. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Owner: SWFLB, LLC
Site Address: 488 SW 1st Avenue
Project Name: 488 Residences
Prepared By: Andrew Schein, Esq.

December 9, 2016

General Project Narrative

1. Architectural Style/Design. 488 Residences is a multifamily residential project located in the RACC district of Fort Lauderdale. The building is 37 stories and consists of 362 residential units with accompanying amenity and service spaces. The podium is 9 stories tall and contains the parking garage. Even though the property is exempt from parking due to its downtown location, 363 parking spaces are being provided. The ground floor will include the main lobby, leasing offices, tenant storage, and 6,200 square feet of retail space. The recreation deck will be located on the 10th level and will serve as the fifth façade, as it will conceal the parking garage below. Located on this floor will be the pool deck, spa, clubroom, conference center, fitness area, and various outdoor amenity spaces.

488 Residences will have a contemporary architectural design. Protruding glass balconies, varying roof lines and planes, and architectural ornamentation give the project its unique style. Extensive use of glass and extended balconies break down the building facades, giving the project a sense of scale and proportion. Decorative polycarbonate sheets in aluminum frames and vertical architectural elements conceal the parking and animate the garage facade. Similar detailing at the roof will conceal mechanical equipment.

2. Trash/Loading. The developer will contract with a private waste hauler to have onsite service dumpsters located within the trash room on the ground level. All loading and unloading will occur within the loading area concealed from public view

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December 9, 2016

ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: Applicant's building is 37 stories in height and is not expected to interfere with the City's communication network.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Application shall be made to Broward County for approval of the Project's stormwater management facilities.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.

Response: N/A. This Ordinance addresses Natural Resource Areas. The Property is not designated as a Natural Resource Area. Therefore, this ordinance is not applicable.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

Response: N/A. This section of the Broward County Land Development Code addresses Trafficways (not environmentally sensitive lands).

c. Broward County Ordinance No. 84-60.

Response: N/A. This Ordinance addresses potable water supply and wellfield protection. The Property is not designated nor is it located near a wellfield zone.

Owner/Applicant: SWFLB, LLC
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2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Applicant will upgrade the existing 4" water main on the south side of the property to an 8" water main to accommodate the needs of the residential facility.

F. Parks and open space. *New park impact fee ordinance adopted in June 2006.*

Response: Applicant will be paying the required park impact fees prior to issuance of building permit.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Water mains exist adjacent to the site. Applicant will upgrade the existing 4" water main on the south side of the property to an 8" water main to accommodate the needs of the residential facility. See Civil drawings for connection details.

Owner/Applicant: SWFLB, LLC
Site Address: 488 SW 1st Avenue
Project Name: 488 Residences

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Applicant will be constructing a sewer lateral to tap connect to an existing sanitary sewer line along SW 1st Avenue and the adjacent alley. No upgrade is needed. See Civil drawings.

J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Developer will request a SCAD and will pay all applicable school impact fees.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Applicant will be contracting with a solid waste hauler for solid waste. Dumpsters will be provided in the garage for use by the residents and businesses occupying the building.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: Applicant will relocate the existing inlets on SW 5th Street and SW 1st Avenue to accommodate the new edge of the curb and asphalt. Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Developer will provide a traffic study by its traffic consultant.

Owner/Applicant: SWFLB, LLC
Site Address: 488 SW 1st Avenue
Project Name: 488 Residences

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: To the extent any additional right-of-way is needed, Developer will dedicate the same by easement.

6. *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. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Sidewalks abutting the development have been provided and comply with the street sections of the Downtown Master Plan.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: N/A. The Project does not front an arterial street.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: Street trees have been provided on all street frontages which meets the intent of the Downtown Master Plan.

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which

Owner/Applicant: SWFLB, LLC
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may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Sewer mains exist adjacent to the site. See Civil Plans for connection details.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Acknowledged.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: This site does not have any historical or archaeological significance.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A. Project is not located east of the Intracoastal Waterway.



Case Number: R17005

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. Relative to Building Design Plans:
 - A. Provide north and west building elevations;
 - B. Provide photographic details of garage screening material, as well as attachment details;
 - C. To provide aesthetically-pleasing view from west-facing residential units of New River Yacht Club III, provide same level of materials and finishes on east elevation as on west and south elevations,

and provide more emphatic articulation on solid portions of east façade garage screening to allow for appreciable shadow effects;

- D. To create distinctive presence on skyline appreciable from outside the Downtown Core, increase height differences of roof terraces and accentuate terrace roof structures;
 - E. To provide most comfortable pedestrian experience, ensure that vehicular entrances are as narrow as possible;
 - F. 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;
 - G. In order to most effectively animate the pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
 - H. 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.
 - I. As rooftop will be visible from nearby high-rises, incorporate green roof elements to improve sustainability and energy conservation and to enhance the appearance from nearby buildings, provide green roof and amenities for residents on roof tops.
9. Relative to Streetscape and Landscape Design Plans:
- A. Show all street width and sidewalk dimensions on site plan;
 - B. Provide a broader, more welcoming plaza area at lobby entrance, more in keeping with court space proposed at 1st Avenue Residences across SW 1 Avenue;
 - C. Discuss strategy of deviation from the 35-foot distance requirement from street centerline to building line facing SW 1st Avenue;
 - D. Provide design on the site plan for joining the 1st Avenue project streetscape with that of existing New River Yacht Club streetscape;
 - E. As this project is within the New River District Plan boundary, incorporate Bald Cypress (*Taxodium distichum*) into landscape plan, such as at lobby entrance to emphasize the New River experience. See landscape plan for 1st Avenue Residences as an example.
 - F. 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.
10. In order to sufficiently assess the building's presence on the City's skyline, provide perspectives of building from outside Downtown Core. Also, provide night time renderings inclusive of pedestrian-level close-up views.
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:
- (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.
12. 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 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;
- (3) Locate bike racks near building entrances and add additional bike racks as needed. Contact Benjamin Restrepo, 954-828-5216, BRestrepo@fortlauderdale.gov, in Transportation & Mobility to determine appropriate number of bike-rack docks and bike storage lockers.
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. Discuss the project's sustainable design features at DRC meeting.
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. 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.
18. The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

GENERAL COMMENTS

The following comments are for informational purposes.

1. All construction activity must comply with Sec. 24-11, Construction sites. Contact Luis Hernandez, Interim Chief Structural Inspector, at 954-828-5252, 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 17001	Zoning District:	RAC-CC
Project Name:	488 Residences at Riverwalk	Character Area:	Downtown Core
Project Address:	488 SW 1 Avenue	Date of Review:	12.20.2016

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). Consult with Transportation & Mobility Department				✓
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. Provide dimensions.				✓
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. Provide dimensions.				✓
S9	Encourage shade trees along streets, palm trees to mark intersections.	✓			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			✓	
S11	Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. Provide dimensions to indicate radii are appropriately small to calm traffic.				✓
S12	Discourage curb cuts on "primary" streets.		✓		
S13	Encourage reduced lane widths on all streets. Provide dimensions.				✓
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph). Provide dimensions to indicate that travel lanes are appropriately narrow to calm traffic.				✓
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. Discuss why building line of 1st Avenue frontage is 40' from the centerline of 1st Avenue, rather than 35' as per Local Street Section.				✓
S16	Bury all power lines in the Downtown Area. Provide documentation from utility companies.				✓
PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet	N/A	More Information Needed

		Intent		
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'. To create a useable space, rather than a pass-through space, enlarge plaza space at lobby entrance to more closely replicate the size of plaza at 1st Avenue Residences, directly across SW 1st Avenue.	✓		
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.	✓		
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. Architectural finishing of east elevation should take into consideration the residential units directly across the alley from New River Yacht Club III. Same quality materials and finishes should be used on the east façade as on south and west. For example, use aesthetically-pleasing, rather than utilitarian, doors opening into back-of-house spaces. Regarding west façade, in order to more fully activate 1st Avenue frontage, switch locations of fire command room and leasing office.	✓		
	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. See comments section at the end of this document.	✓		
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. Provide functional, continuous shading devices of at least 5' depth. See example provided.	✓		
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.	✓		

<i>In order to more fully activate 1st Avenue frontage, switch locations of fire command room and leasing office.</i>					
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. <i>Provide photometric plan.</i>				√
B19	Mitigate noise pollution. <i>Describe noise mitigation measures.</i>				√
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.			√	
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). <i>Intent is met on amenity level. At least partial greening of upper roof is strongly encouraged.</i>		√		
QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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. <i>In terms of expressiveness, the design of the tower top is promising. Designer is encouraged to accentuate differences in terrace levels and roof structure outlines. Increase in variation of roof heights should be sufficient enough to appreciate roof articulation from long distances. See example provided.</i>		√		
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. <i>Provide elevation details of ground floor indicating materials and provide photographic details of materials in same use.</i>				√
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. <i>See comments section at the end of this document.</i>				√
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.				√

Discuss rainwater capture program for property.					
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	✓			
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.	✓			
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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. See comments under Q3.				✓
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Provide dimensioned section detail.				✓
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). See comment under B12.		✓		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls. To mitigate appearance of unlined parking garage, consider melding garage screening with multi-level display windows, particularly at street corner.		✓		
SF8	Encourage well-designed night lighting solutions. Provide nighttime renderings of project, including pedestrian level close-up views.				✓

CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Downtown Core					
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. Consider reducing floor plate to preferred size for the Character Area to allow for maximum light and air to meet street level.			✓		
Near Downtown					
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.				✓	
Urban Neighborhood					
3A	Frame the street with appropriate streetwall heights: 2 to 6 floors.			✓	
3B	Townhouses are a suitable option, especially on alley blocks.			✓	
3C	Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors			✓	
Tower Guidelines: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors: preferred 10,000 GSF floorplate max.				✓	

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2 Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.)		✓			
T3 Encourage pedestrian connections to transit stops and bike parking. Consult with Transportation & Mobility Department.					✓
T4 Encourage bike connections to transit stops and bike parking. Consult with Transportation & Mobility Department.					✓
T5 Parking consistent with TOD Principles. Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles.		✓			
T6 Incorporate Transportation Demand Management (TDM). Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking. Consider installation of bike share station as an amenity for residents, as well as visitors and patrons.			✓		
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. Describe building sustainability program.					✓
T9 Create attractive, active and safe multimodal systems.				✓	
COMMENTS					
1 Provide north and west elevations.					
2 Provide perspectives from longer distances outside of the Downtown Core.					
3 Staff has concerns that garage screening material does not adequately camouflage parking levels. Additional information, such as photographic details of proposed screening material in same use and attachment details, is needed to determine compliance with Downtown Master Plan.					

Pedestrian shade device example. 1111 Lincoln Road, Miami Beach.



Rooftop accentuation example. 770 Norfolk, Bethesda, MD. See link below for more images and info.

http://www.theprestonpartnership.com/project/7770-norfolk/?utm_source=December+2016+version+2&utm_campaign=December+2016+Email+Blast&utm_medium=email



CITY OF FORT LAUDERDALE

DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number: DRT 17001 **Zoning District:** RAC-CC
Project Name: 488 Residences at Riverwalk **Character Area:** Tarpon River Neighborhood Riverfront
Project Address: 488 SW 1 Avenue **Date of Review:** 12.20.2016

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. Provide street section dimensions.				✓
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 rd Avenue				✓	
SW 5 th Avenue				✓	
Local Streets Leading to the River Provide street section dimensions.					✓
SW 6 th Street between SW 4 th Avenue and Andrews Avenue				✓	
SW 7 th / 4 th 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) <i>In terms of expressiveness, the design of the tower top is promising. Designer is encouraged to accentuate differences in terrace levels and roof structure outlines. Increase in variation of roof heights should be sufficient enough to appreciate roof articulation from long distances. See example provided.</i>		✓		
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 <i>Confirm that loading and trash pick-up is internalized.</i>				✓
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 <i>Provide distance from river's edge.</i>				✓
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 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.			√	

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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			√	
CHARACTER AREA GUIDELINES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
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. <i>As this project is within the New River District Plan boundary, incorporate Bald Cypress (Taxodium distichum) into landscape plan, such as at lobby entrance to emphasize the New River experience. See landscape plan for 1st Avenue Residences as an example.</i>				
2.				
3.				



Case Number: R17005

CASE COMMENTS:

Please provide a response to the following:

1. Residential and retail unit's entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Residential and retail units should be pre-wired for an alarm system.
4. The parking garage should be access controlled to prevent access to non-residents or unauthorized vehicles.
5. All ground level stair doors should be egress only or access controlled.
6. All mechanical, electrical and maintenance rooms should be access controlled.
7. Elevators at the ground floor should be access controlled.
8. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant amenities areas; (Pool, Fitness room, etc...) (Unless their duties require it)
9. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on site. The system should cover all entry exit points, parking garage, common areas, loading dock, mail room, storage areas and any sensitive area of the site.
10. Retail and commercial units should be pre wired for an alarm system.
11. Light reflective paint should be used in the parking garage to increase visibility and safety.
12. Emergency communication devices should be available at the pool areas, common areas and the parking garage.
13. There should be child proof safety features to prevent unsupervised children access to the pool.
14. Site lighting and landscape should follow C.P.T.E.D. principles.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 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: R17005

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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Containers: must comply with 47-19.4
10. 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.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Recommend trash chute accommodate recycling.
13. Draw equipment on plan to show it will fit in trash room.
14. 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.
15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether 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. Letter should include an analysis of the expected



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

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

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R17005

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Consider installing electric car charging stations in the parking garage and mark on the site plan and include in the site plan data sheet.
3. Consider adding motorcycle and moped parking in the garage.
4. Please show all sidewalk dimensions on the site plan, including all pinch points on the site.
5. Please remove the proposed brick pavers from City right-of-way. Please consider the use of stamped concrete or asphalt as an alternative to pavers.
6. Increase the sidewalk width along the alley to 5' to improve pedestrian access. Please consider mirroring the treatment of the development across the alley to ensure consistency.
7. Please show the site plan of the adjacent properties on the site plan to better convey the context.
8. 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.
9. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
10. 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.
11. Additional comments may be provided upon further review.
12. Signature required.

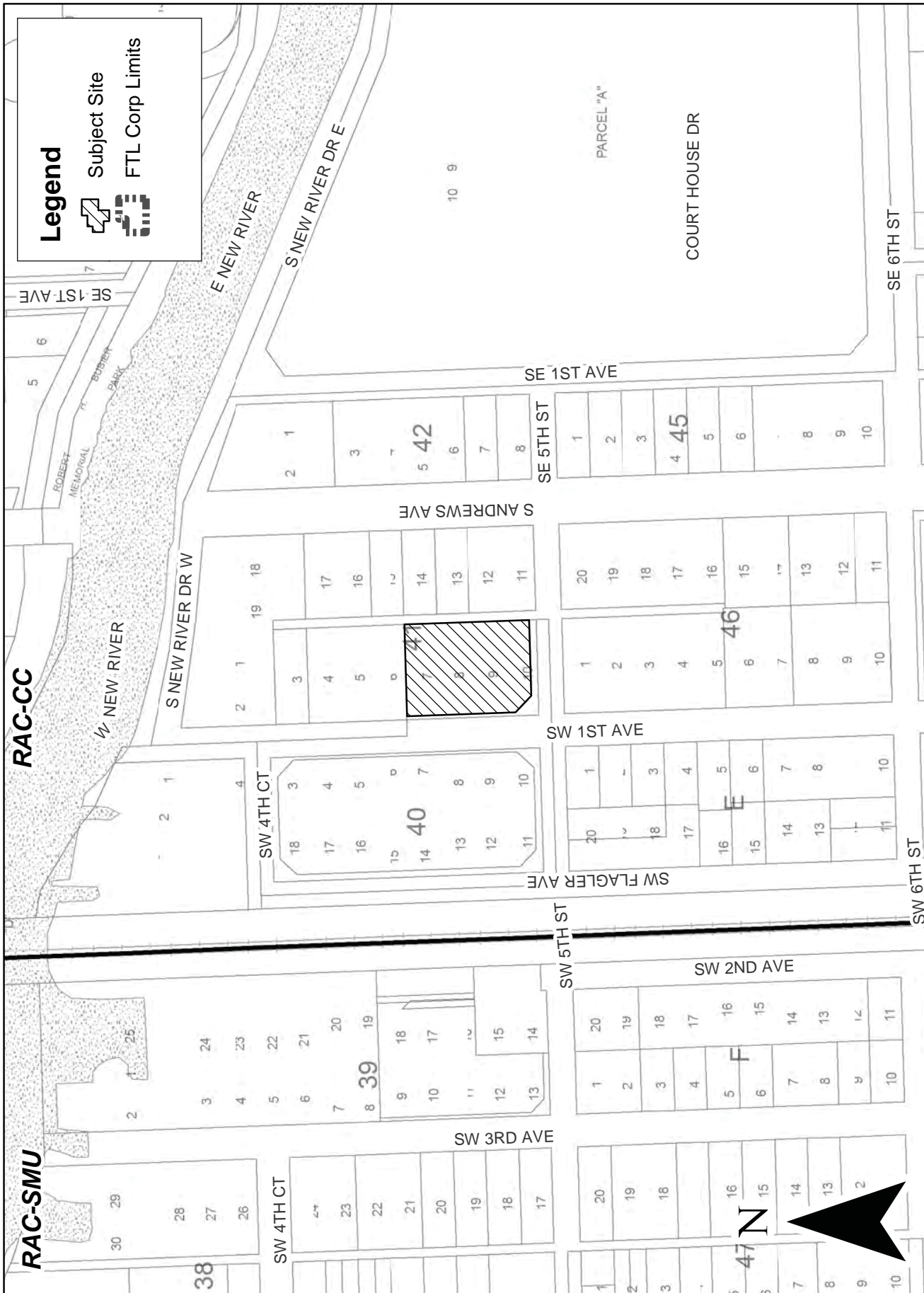
GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.



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



R17005

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