

600 ALTON - DRC COMMENTS

DRB23-0978

8/2/2024

Department	Comment	Response	Reference	Status
Planning	Please select if the alternate owner in the application is a corporation, partnership, or limited liability.	Ownership		
Planning	Provide a copy of signed and dated check list issued at Pre-Application meeting.	Ownership		
Planning	The letter of intent shall respond to the Design Review Criteria of sec. 2.5.3.1 of the Resiliency Code.	Ownership		
Planning	Include a copy of previous recorded final orders.	Ownership		
Planning	The survey provided shall be sealed by the licensed surveyor.	Ownership / Surveyor		
Planning	Submit current, color photographs, dated, Min 4"x6" of the project site and existing structures (no Google images) shall be submitted.	Ownership		
Planning	Provide current, color photographs, dated, Min 4"x6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images).	Ownership		
Planning	The demolition Plans (Floor Plans & Elevations with dimensions) shall be included in the architectural set.	N/A		
Planning	Include the cost of estimate under a separate cover or in the letter of intent.	Ownership		
Planning	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	Cover sheet adjusted to include "FINAL SUBMITTAL" and DRB File No.	Refer to cover sheet A0-00.	
Planning	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Comment acknowledged and will be in compliance.		
Planning	Provide the material finish of the mullion and horizontal applied mullions on the storefront glass.	Mullion material finishes added and called out on elevations.	Refer to elevation sheets A3-01 through A3-07.	
Planning	The FPL equipment shall be relocated internally between the plaza and parking spaces so that it is not visible from the public right-of-way.	FPL equipment relocated between parking spaces and plaza to hide from public right-of-way.	Refer to sheet A1-01.	
Planning	The exterior elevations and color renderings are not consistent in terms of materiality. The exterior elevations shall incorporate the wood cladding along the underside of the eyebrows and include a warmer cream/beige stucco that is similar to the color renderings as opposed to the grey color surface.	Elevations updated to better reflect the materiality in the color renderings.	Refer to elevation sheets A3-01 through A3-07.	
Planning	The landscape plan displays shrubs along the front (Alton Road) of the retail and proposed restaurant structure. Please indicate the height and location of the planter wall for further review.	Landscape plan is calling out the planter height and location.	Refer to landscape package.	
Zoning	Provide F.A.R. drawings and calculation for the combined site (500 Alton Road, former 6th Street, 630 Alton Road, Canopy park, Floridian Parking Lot) for further review.	FAR area analysis updated to include drawing for the combined site.	Refer to sheet A0-04.	
Zoning	Provide a survey(s) for the combined sites that are in the developmental agreement.	N/A		
Zoning	The setback shall be noted from the exterior edge of the retail structure to the west property line.	Site plan has been updated to show the described setbacks.	Refer to sheet A1-01.	
Zoning	The short frontage standards shall apply to the street frontage of 6th street. Please clarify in the Letter of Intent if waiver is being requested (see comments e-k). If so, the letter of intent shall identify the exact waiver(s) and include a waiver diagram.	Because 6th Street is internal to the overall project, which is tied together by covenant in lieu, the short frontage standards do not apply to 6th Street.		
Zoning	The circulation zone shall be fully illuminated, consistent with the city's street and sidewalk lighting requirements and subject to the review and approval of the public works director.	Will include in future submission.		
Zoning	The circulation zone on 6th Street shall include a minimum 5-foot-wide "clear pedestrian path", free from obstructions, including, but not limited to, stairs, ramping, handrails, outdoor cafes, sidewalk cafes, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.	Short frontage standards do not apply to 6th Street; see comment response above.		
Zoning	A "landscape area" between the circulation zone and the adjacent automobile parking or vehicle travel lanes shall be provided along 6th Street with a minimum width of five feet and installation of street trees.	Short frontage standards do not apply to 6th Street; see comment response above.		

Zoning	Where the landscape area is adjacent to on-street parking, access paths shall be provided between parking spaces so that each parking space has access to the circulation zone generally from either the front end or rear end of the vehicle. Access paths shall be no wider than 36 inches.	Short frontage standards do not apply to 6th Street; see comment response above.		
Zoning	The building's ground floor façade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape area in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.	Short frontage standards do not apply to 6th Street; see comment response above.		
Zoning	The ground floor shall be located no lower than the future crown of road elevation. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance.	Graham & ownership		
Zoning	Except where there are doors, facades shall have a knee wall with a minimum height of two feet, 6 inches above the sidewalk elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection or if the finished floor meets the minimum freeboard requirements of the city Code.	Short frontage standards do not apply to 6th Street; see comment response above. Additionally, the ground floor is already located at +9' NGVD. This is 3'-2" higher than the future crown of road of +5'-10" NGVD. Current façade design is in compliance with 2'-6" knee wall height requirement.	Refer to elevation sheets A3-01 through A3-07.	
Zoning	The long frontage standards shall apply to the street frontage of Alton Road. Please clarify in the Letter of Intent if waiver is being requested (see comments m-t). If so, the letter of intent shall identify the exact waiver and include a waiver diagram.	The Alton Road frontage is in compliance with the long frontage standards. The landscape area, clear pedestrian path, and transition zone have all been labeled on the site plan.	Refer to sheet A1-01.	
Zoning	The sidewalk shall be raised to the future crown of road elevation, except for transition areas and where there are street crossings, intersections, or driveways.	Comment acknowledged and in compliance. The sidewalk along Alton Road will be raised to the future crown of road elevation of 5'-10" NGVD.		
Zoning	The sidewalk shall contain a "circulation zone" along Alton Road with a minimum dimension of 10 feet wide and comply with sec. 7.1.2.f.2.a.i.	The circulation zone shown along Alton Road is in compliance with the long frontage standards.	Refer to sheet A1-01.	
Zoning	A parallel transition area between the raised circulation zone and lower level sidewalks, street crossings, intersections, and driveways shall be accommodated within the long frontage adjacent to the new development.	The transition area shown along Alton Road is in compliance with the long frontage standards.	Refer to sheet A1-01.	
Zoning	The landscape transition area shall have a minimum width of 5 feet between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes.	The landscape transition area shown along Alton Road is in compliance with the long frontage standards.	Refer to sheet A1-01.	
Zoning	Street trees shall be planted within the landscape transition area in raised planters or stabilized planting areas that at a minimum match the elevation of the circulation zone.	Street trees will be planted within a stabilized planting area that will match the elevation of the circulation zone and taken into account the future crown of road elevation.	Refer to landscape package.	
Zoning	Street and pedestrian lighting fixtures shall be located within the landscape transition area.	Will include in future submission.		
Zoning	The building's ground floor façade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape area in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.	Comment acknowledged and in compliance. The building's ground floor façade is set back ~40'-7" from the curb of Alton Road.	Refer to sheet A1-01.	

