



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: SRAC-SA: Illustrations of Design Standards | Rev. 01/15/2026

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRTXXXX	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.30. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:		
PROJECT ADDRESS:		
REVIEW DATE:		
CASE PLANNER:		
CONTACT INFORMATION:		

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

STREET DESIGN STANDARDS: SRAC-SA		YES	NO	N/A	MORE INFORMATION NEEDED	Alternative Design Solution
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic planning purposes.	X				
S-2	Development above right-of-ways (air rights) does not occur.					
S-3	Streets have reduced lane widths.					
S-4	Traffic calming is utilized rather than barricading streets.					
S-5	On-street parking is maximized on all streets.					
S-6	Adequate bike lanes are provided where appropriate, subject to planned bicycle network.					
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.					
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.					
S-9	All utility lines are buried in locations allowing for tree planning and proper root growth.					
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees).					
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant, role in the overall street design.					
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.					
S-13	Drive-thrus are avoided in most cases.					



BUILDING DESIGN STANDARDS: SRAC-SA		YES	NO	N/A	MORE INFORMATION NEEDED	Alternative Design Solution
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.					
B-2	Structured parking design is well integrated into the overall building design.					
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.					
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses.					
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall.					
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall.					
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights (2 stories or 25-feet minimum & 6 stories or 75-feet maximum).					
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall.					
B-9	Buildings do not exceed maximum height dimensions (10 stories/110-feet or 14 stories/150-feet subject to CC review & approval).					
B-10	Towers do not exceed minimum setback dimensions and maximum floorplate area.					
B-11	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".					
B-12	Towers contribute to the overall skyline composition.					
B-13	Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.					
B-14	Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.					
B-15	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.					



BUILDING DESIGN STANDARDS: SRAC-SA		YES	NO	N/A	MORE INFORMATION NEEDED	Alternative Design Solution
B-16	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.					
B-17	The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing (Primary Streets – minimum, 60% and Secondary Streets – minimum 50%).					
B-18	Buildings with historic value are preserved and utilized for adaptive re-use.					
B-19	Architecture responds to the unique nature of the South Florida environment.					
B-20	Pedestrian shading devices, of various types, are provided along the façade of buildings.					
B-21	Active and 'extroverted' ground floors with retail are located in strategic location.					
B-22	In residential buildings, ground floor units have individual entrances.					
B-23	Balconies and bay windows animate residential building façades.					
B-24	The 'Fifth Façade' of a building is treated as part of the total design.					
B-25	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.					
B-26	Noise pollution as a result of building design is mitigated.					

ALTERNATIVE DESIGN INSTRUCTIONS: Indicate the principle, proposed design, justification and demonstrate how the deviation request maintains the overall design intent. If additional graphics are provided indicate yes or no. Provide specific sheet pages, if applicable. Add additional rows in the table if needed. Deviations must include dimensional standards as listed herein and other design criteria from the ULDR that is not listed in this document. Provide the accompanying South Andrews Master Plan DRT.

PRINCIPLE	PROPOSED DESIGN SOLUTION	JUSTIFICATION	ADDITIONAL GRAPHICS YES OR NO

