



**CITY OF FORT LAUDERDALE**  
Department of Sustainable Development  
Urban Design & Planning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
Telephone: (954) 828-3266  
Fax (954) 828-5858  
Website: [http://www.fortlauderdale.gov/sustainable\\_dev/](http://www.fortlauderdale.gov/sustainable_dev/)

## 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.

<input type="checkbox"/>	<b>Innovative Development (ID)</b>	<b>\$12,760.00</b>
<input type="checkbox"/>	<b>Site Plan Level IV</b>	<b>\$ 4,590.00</b>
<input checked="" type="checkbox"/>	<b>Site Plan Level III</b>	<b>\$ 3,500.00</b>
<input type="checkbox"/>	<b>Site Plan Level II</b>	<b>\$ 2,470.00</b>
<input type="checkbox"/>	<b>Site Plan Level II in DRAC/SRAC-SA</b>	<b>\$ 4,290.00</b>
	<small>(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)</small>	
<input type="checkbox"/>	<b>Change of Use</b>	<b>\$ 930.00</b>
	<b>Requiring DRC review</b>	
<input checked="" type="checkbox"/>	<b>Parking Reduction</b>	<b>\$ 970.00</b>
	<small>(In addition to above site plan fee)</small>	
<input type="checkbox"/>	<b>Request for Flexibility Units/ Acreage</b>	<b>\$ 60.00</b>
	<small>(In addition to above site plan fee)</small>	

## 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

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

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

<b>Property Owner's Name</b>	Waterstone Holiday INN LLC, JOHN PAUL ALT
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	1124 Kane Concourse Bay Harbor Island, FL 33154
<b>E-mail Address</b>	WAS913@Aol.com
<b>Phone Number</b>	305-861-8000
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

<b>Applicant / Agent's Name</b>	Richard Waserstein
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	1124 Kane Concourse Bay Harbor Island, FL 33154
<b>E-mail Address</b>	WAS913@AOL.COM
<b>Letter of Consent Submitted</b>	

<b>Development / Project Name</b>	Holiday Inn Fl. Lauderdale	
<b>Development / Project Address</b>	<b>Existing:</b>	<b>New:</b> 2100 S Federal Hwy Fort Laude
<b>Legal Description</b>	See attached	
<b>Tax ID Folio Numbers</b> <small>(For all parcels in development)</small>	ID# 524214033970 ID#504214033971 ID#504214033980 ID#504214034000 ID#504214034010	
<b>Request / Description of Project</b>	Proposed eight story Holiday Inn Hotel with 142 Lodging Units, meeting rooms, pool deck and lounge	
<b>Total Estimated Cost of Project</b>	\$ 25MM	<i>(Including land costs)</i>

<b>Current Land Use Designation</b>	Commercial
<b>Proposed Land Use Designation</b>	N/A
<b>Current Zoning Designation</b>	B-1 BOULEVARD BUSINESS DISTRICT
<b>Proposed Zoning Designation</b>	N/A
<b>Current Use of Property</b>	Commercial
<b>Number of Residential Units</b>	N/A
<b>Non-Residential SF (and Type)</b>	142 LODGING UNITS
<b>Total Bldg. SF</b> <small>(include structured parking)</small>	135,000 S.F.
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
<b>Lot Size (SF / Acreage)</b>	N/A	30,375 s.f. / .6973 Acres
<b>Lot Density</b>	N/A	142 Lodging Units
<b>Lot Width</b>	N/A	150'-0"
<b>Building Height (Feet / Levels)</b>	150'	85'-2" / 8 levels
<b>Structure Length</b>	N/A	+/- 200'
<b>Floor Area Ratio</b>	149	102 (PARKING REDUCTION)
<b>Lot Coverage</b>	5'-0"	11'-0"
<b>Open Space</b>	5'-0"	5'-4"
<b>Landscape Area</b>	10' & 1' PER 1'. IN HEIGHT. OVER 40'	12' & 1' PER 1' IN HEIGHT OVER 40'
<b>Parking Spaces</b>	0'-0"	1'-8"

Setbacks <small>(indicate direction N,S,E,W)</small>	Required	Proposed
<b>Front</b> [ ]	5'-0"	11'-0"
<b>Side</b> [ ]	5'-0"	5'-4"
<b>Side</b> [ ]	10' & 1' PER 1'. IN HEIGHT. OVER 40'	12' & 1' PER 1' IN HEIGHT OVER 40'
<b>Rear</b> [ ]	0'-0"	1'-8"

## 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	E. Additional Renderings*
B. Details*	F. Landscape Plans*
C. Floor Plans (typical floor plan may be submitted for like floors)	G. Photometric Diagram*
D. Building Elevations*	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](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.

<p><b>Applicant's Affidavit</b> I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name <u>Richard Wasserstein</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>7/5/16</u></p>	<p><b>Staff Intake Review</b> For Urban Design &amp; Planning Division use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
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## Legal Description:

LOTS 12, 13, 14, 15 AND 16, INCLUSIVE, IN BLOCK 27, ALL IN THE EVERGLADES LAND SALES CO., FIRST ADDITION TO LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE WEST 25 FEET OF SAID LOT 12 IN BLOCK 27.

## 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 1/4" = 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 setbacks 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

HOLIDAY INN FTL  
2100 S FEDERAL HIGHWAY

SITE PLAN SUBMITTAL SET 5-10-2016

BEHAR·FONT

PARTNERS, P. A.  
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146

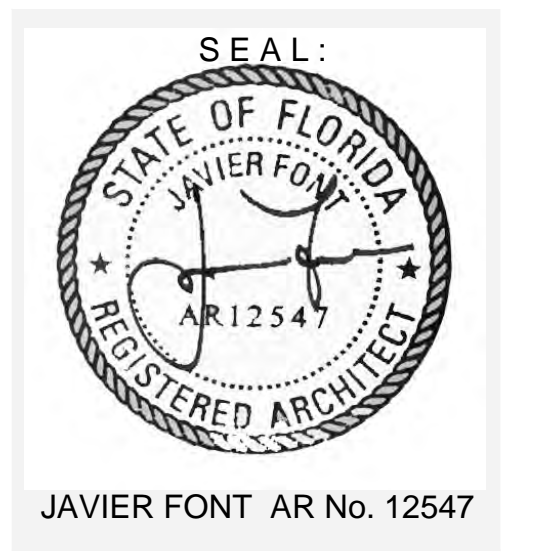
Tel: 305.740.5442 Fax: 305.740.5443

E-Mail: [info@beharfont.com](mailto:info@beharfont.com)

21 SCOTT STREET. BUFORD, GEORGIA 30518

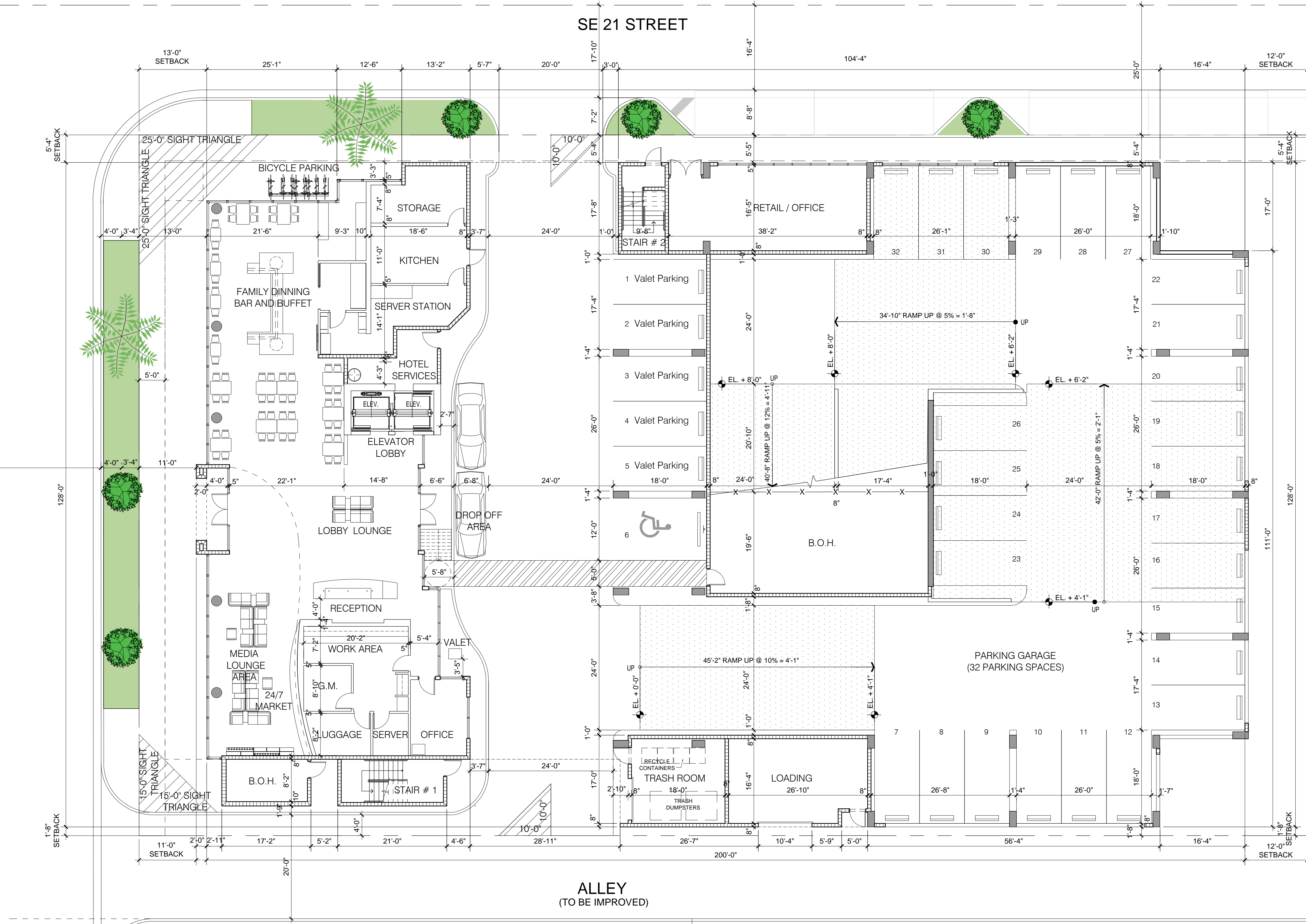
Tel Fax: 678.765.2008

INDEX:  
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A-1.6 EIGHTH FLOOR  
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A-4.0 RENDERINGS  
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JAVIER FONT AR No. 12547

SOUTH FEDERAL HIGHWAY



NOTES:  
 1- PROJECT IS WITHIN 250' OF RESIDENTIAL AREA.  
 GARBAGE PICKUP MUST BE WITHIN THE HOURS OF 7AM TO 6PM.

**GROUND FLOOR PLAN OPTION A**

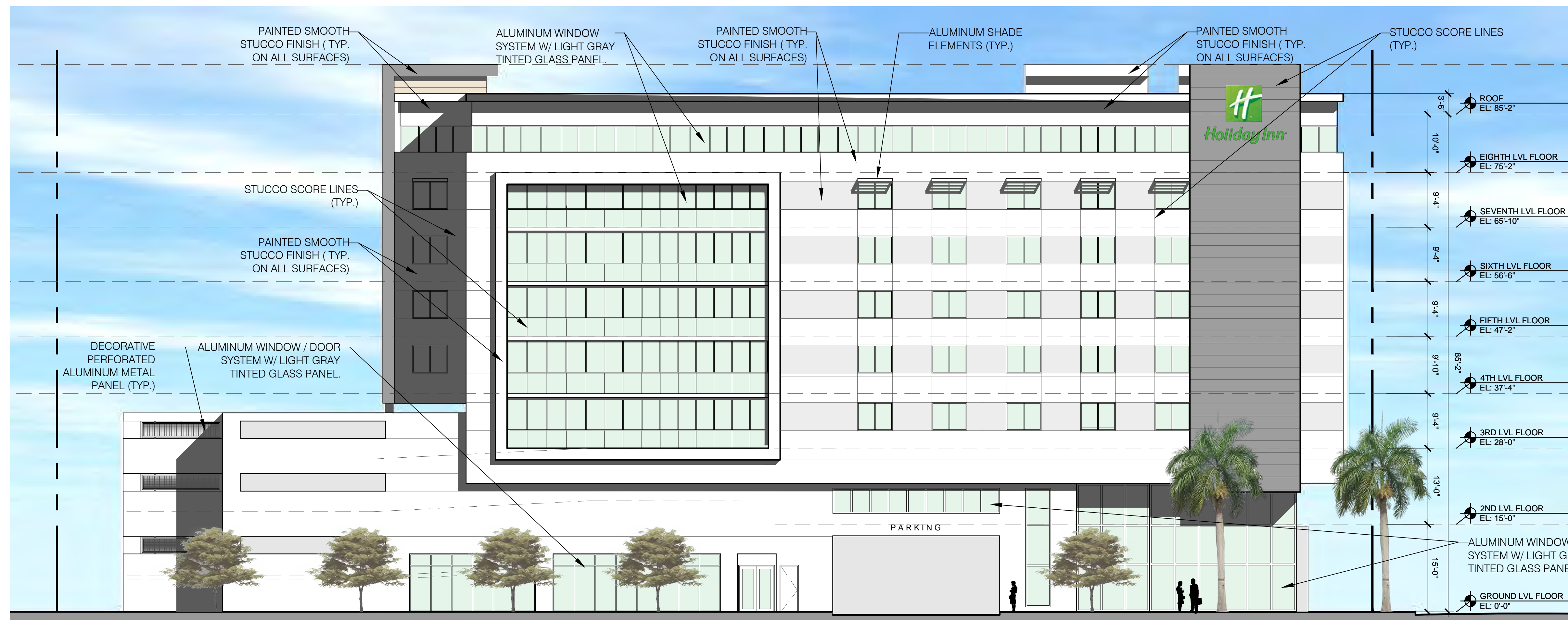
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PROPOSED HOTEL DEVELOPMENT

**HOLIDAY INN FTL  
 SE 21ST & S FEDERAL HWY  
 FT. LAUDERDALE, FL 33316**

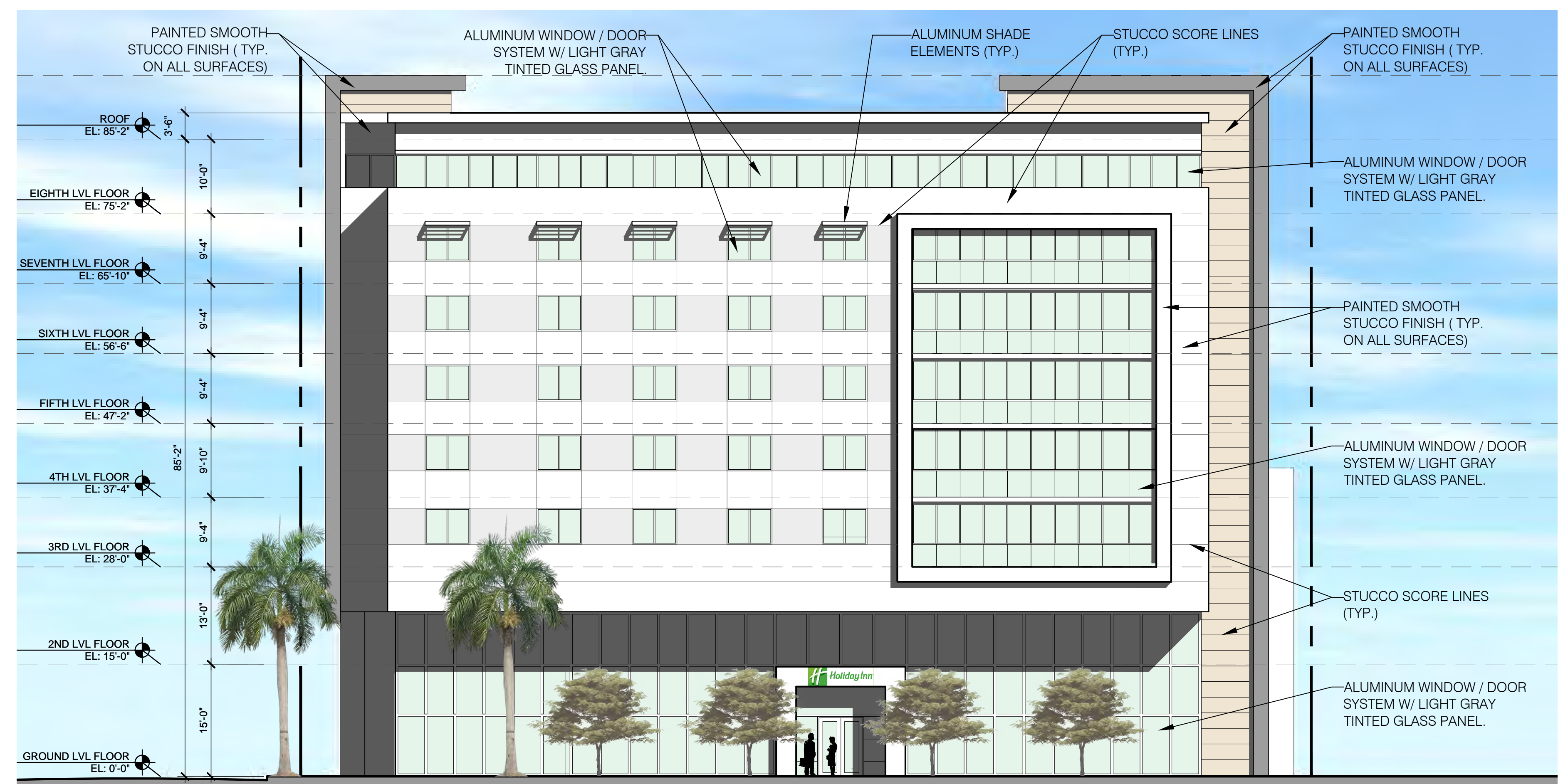
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 PROJECT NO: 15-063  
 DRAWING NAME:  
 GROUND FLOOR  
 SHEET NO:  
**A-1.1**

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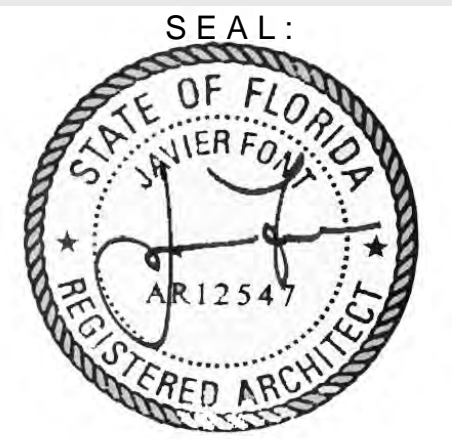
**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"



JAVIER FONT AR No. 12547

PROPOSED HOTEL DEVELOPMENT

**HOLIDAY INN FTL**  
**SE 21ST & S FEDERAL HWY**  
**FT. LAUDERDALE, FL 33316**

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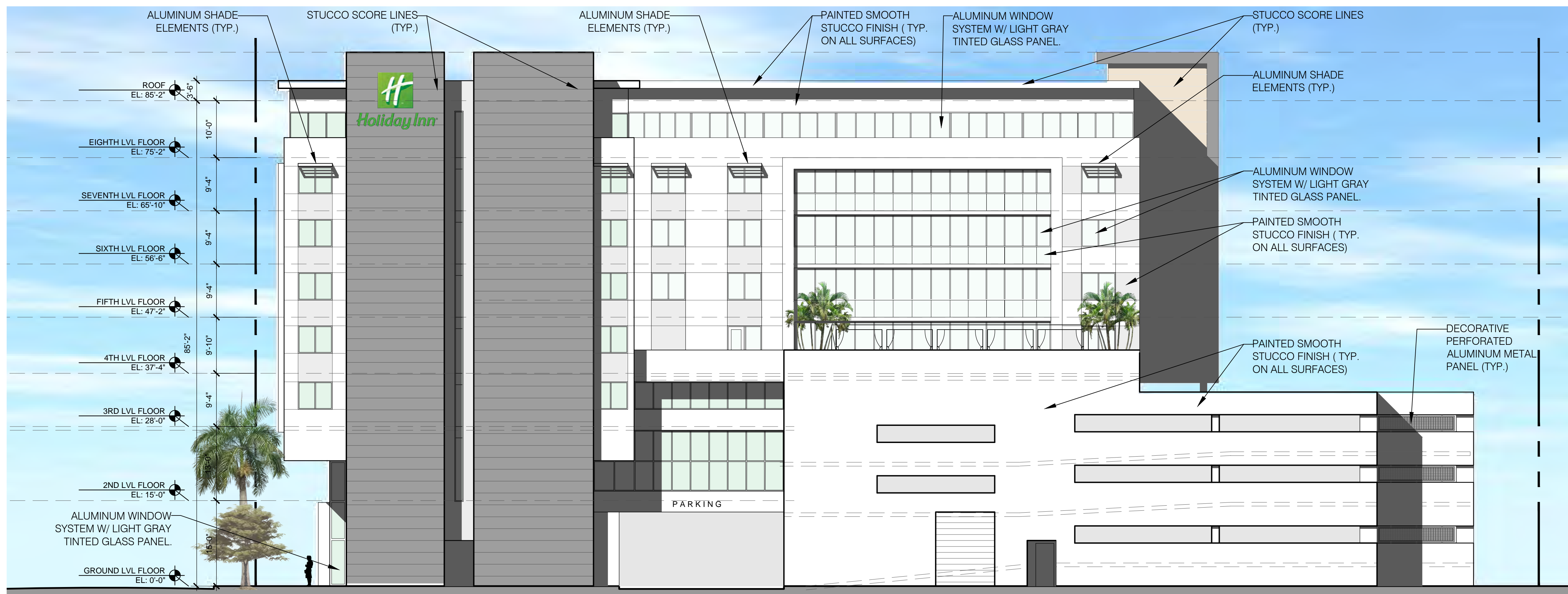
DATE: 01-12-16

PROJECT NO: 15-063

DRAWING NAME:  
SECTION  
SHEET NO:

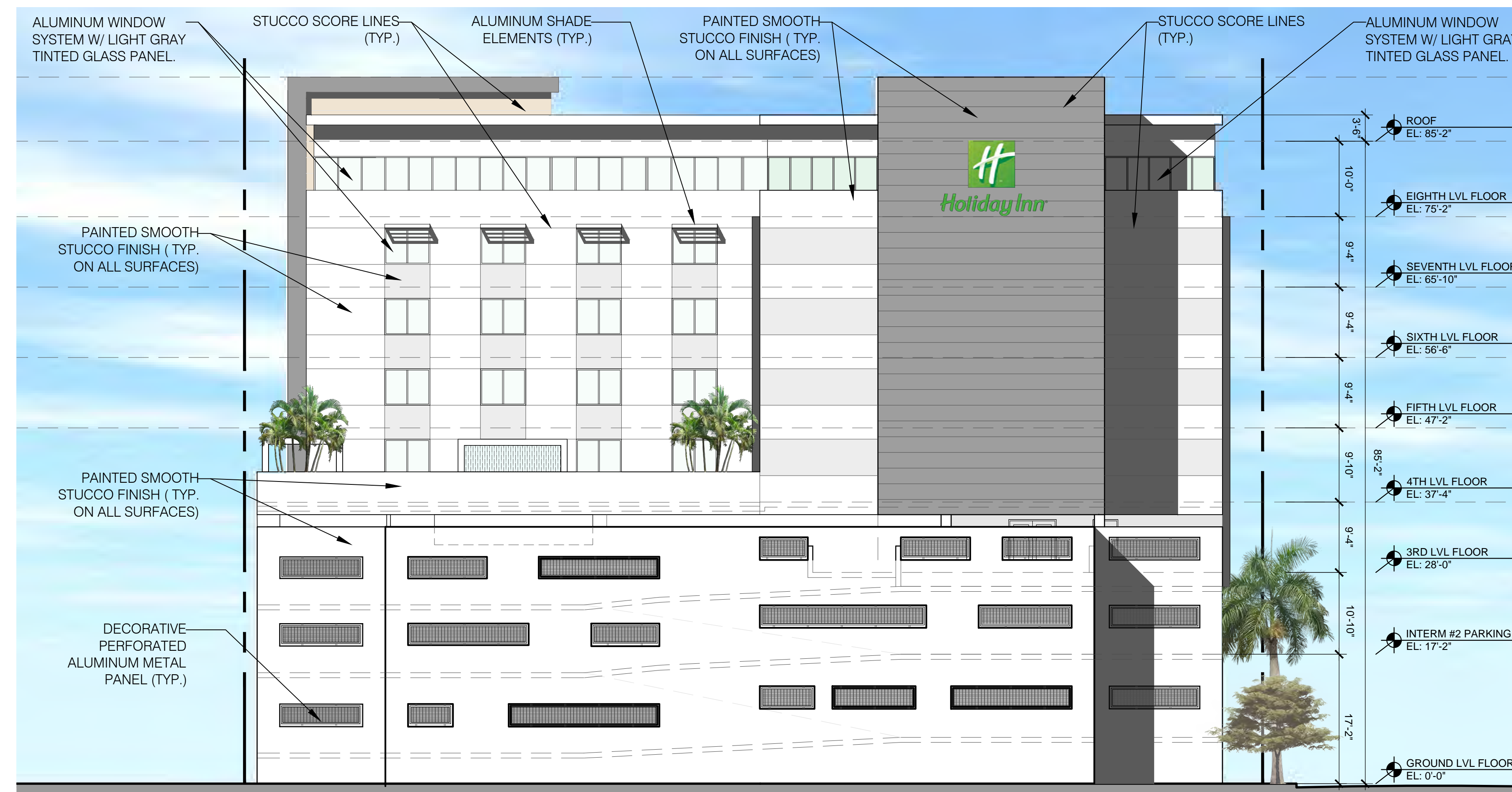
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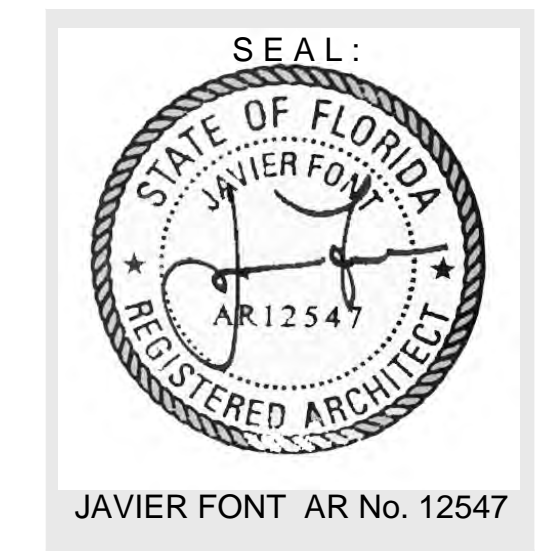
**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"



PROPOSED HOTEL DEVELOPMENT  
**HOLIDAY INN FTL**  
**SE 21ST & S FEDERAL HWY**  
**FT. LAUDERDALE, FL 33316**

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July 5th, 2016

**Re: *Holiday Inn Ft. Lauderdale  
2100 S. Federal Highway  
Ft. Lauderdale, FL  
DRC Site Plan Submittal Project Narrative***

Holiday Inn Ft. Lauderdale is a 8 story 142 room hotel located on the intersection of SE 21st street and South Federal Highway. The property is zoned B-1 Boulevard Business District with a net lot area of 30,375 S.F. (.6973 Acres). The hotel is a total of 8 stories with a roof top of slab elevation of 85'-2".

The exterior facade boasts modern horizontally and vertically framed elements which encompass the lodging unit windows, vertical stair elements and storefront entries at the ground floor. Tower elements are strategically place to signal major entrances and to give importance to the corners of the project.

The hotel receives pedestrians through two main entrances; one located directly off of S. Federal Highway and a second main entrance off of the internal drive which services the valet drop off, covered parking entrance, Back of House Services and trash room. The ground floor consists of the hotel lobby, hotel buffet, food prep area, media lounge, and retail/offices

The parking garage begins on the ground level and continues up to the 3rd level. The fourth level consists of a recreational deck with a pool, cabanas and planters housing Montgomery palms, and a variety of Shrubs and ground cover. Hotel rooms can be found on every floor with the exception of the ground floor.

Building setbacks are as follows:

Front Yard: 11'-0"

Corner Yard: 5'-4"

Rear: 1'-8"

Side (Abutting Residential): 12'-0" & 1'-0" per 1'-0" in Height over 40'-0".

Parking:

102 parking space by way of parking reduction

Should you have any questions or concerns please feel free to contact me.

Sincerely,

Alfred Ravelo-Lombana

ARCHITECTURE  
PLANNING  
INTERIORS

4533 Ponce de Leon, Blvd  
Coral Gables, FL 33146  
Te 305.740.5442  
Fax 305.740.5443  
E-Mail [info@beharfont.com](mailto:info@beharfont.com)  
Certification No. AA2451



## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

Meeting

Date: AUGUST 9, 2016

Applicant/  
Project:

Waterstone Holiday Inn LLC / Holiday Inn Ft.  
Lauderdale

Case

Number: R16042

Request:

Site Plan Level III Review: 142 Hotel Units and  
Parking Reduction

Location:

2100 S Federal Highway

Zoning:

Boulevard Business (B-1)

Land Use:

Commercial

Project

Planner: Florentina Hutt

**Case Number:** R16042

**CASE COMMENTS:**

NONE – Signature NOT required.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
  - a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

Please consider the following prior to submittal for Building Permit:

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

**Case Number:** R16042

Waterstone Holiday Inn LLC  
/ Holiday Inn Ft. Lauderdale  
142 Hotel Units & Parking  
Reduction

**2100 S Federal Highway**

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

- a. Discuss FDOT Right-of-Way and/or permanent easement dedication along east side of US 1 / S Federal Highway, to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan.
- b. Discuss 4' Right-of-Way Easement dedication along north side of alleyway, to include the alleyway included in providing two-way access to the site, show linework in the plans and on easement exhibit.
- c. Sidewalk Easement dedication as appropriate along south side of SE 21<sup>st</sup> Street for 7' (min.) pedestrian clear path; show linework in the plans and on easement exhibit.
- d. Sidewalk Easement dedication as appropriate along east side of US 1 / S Federal Highway for 7' (min.) pedestrian clear path; show linework in the plans and on easement exhibit.

**CASE COMMENTS:**

**A. Prior to Planning and Zoning Board (PZB) Approval Engineering review and sign-off, please provide a written response to the following Comments under 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](mailto:dlizarazo@fortlauderdale.gov).
  - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@fortlauderdale.gov) with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agencies for the improvements along:

- a. US 1 / S Federal Highway – Florida Department of Transportation (FDOT)
3. Shift proposed curb and gutter north on SE 21<sup>st</sup> Street to provide a minimum 10' lane adjacent to the development site and on-street parking. Coordinate with FDOT on providing minimum allowable curb return radius at US 1 / S Federal Highway.
4. Consider accommodating one-way ingress and egress from the development site with a minimum of 12' drive with on-site flares to meet the minimum parking requirements. The direction of ingress would be from

SE 21<sup>st</sup> Street from the south and egress out to the Alleyway which is proposed to be improved to accommodate additional traffic. Provide additional pavement marking and signage as appropriate.

5. Provide at a minimum six (6) Vehicle Stacking Spaces (VRS) for valet parking of more than fifty (50) spaces. VRS Spaces need to be a minimum of twenty (20) feet long by ten (10) feet wide and shall be clearly shown on the Site Plan in accordance with ULDR Section 47-20.17.
6. Discuss the intent on the alleyway improvements and limits of alleyway improvements. It appears the trash pickup and loading are to be fully accessed from the US 1 / S Federal Highway, however sufficient truck turn radius does not appear to be provided.
7. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
8. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@fortlauderdale.gov).
9. A buffered 7' minimum sidewalk along US 1 / S Federal Highway is required adjacent to the proposed development, coordinate across all disciplines (i.e. Architectural, Civil, etc.) in plan set so that this is shown and dimensioned correctly; please show minimum 7' sidewalk, measured from back of curb. Also, in order to facilitate replacement of the existing 5' sidewalk with a 7' minimum sidewalk that's fully accessible to the public, verify if additional Sidewalk Easement is needed.
10. Show and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plans, and Civil Plans.
11. Show and callout delineations for proposed Right-of-Way Easement and Sidewalk Easement boundaries more prominently on the Site Plan, Building Elevations, and Civil drawings.
12. Provide Survey, Civil Drawings for complete DRC review. Be aware additional comments may be provided upon review of complete DRC review set.
13. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking lot – a minimum 12' x 22' area (show outline) for each vehicle to be accommodated for stacking; discuss and coordinate with parking lot gate access if appropriate.
14. Coordinate and show locations of FPL utilities on Site Plan, providing 7' clear pedestrian access around any cabinets. Consider providing a FPL Vault with a minimum dimension of 20' x 30', per discussions with FP&L inside structure. If applicable, provide letter from FP&L indicating that the proposed smaller size is adequate and acceptable.
15. Sheet A-1.1: Stripe out as appropriate the Back of House area in the center of the parking garage that appears to be fenced.
16. Sheet A-1.1: Provide vehicle turning template for access into loading zone in alleyway.
17. Label and verify that minimum vertical clearances from sidewalk are provided. Please be advised that any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs, signage, lighting, landscaping, special paving and stormwater improvements, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City's Legal Department will be needed to coordinate the proper requirements and conditions.

18. Sheet A-1.1: Show on Site Plan that the loading area can accommodate the appropriate service vehicle. 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.
19. For all levels in the parking garage: show total number of parking stalls and dimension typical areas, including drive aisle widths, parking stalls (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), and ramp areas.
20. 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](#).
21. Discuss how sidewalk runoff from proposed development (between building and Right-of-Way boundary) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required. Consider use of pervious pavement as alternative to standard asphalt pavement.
22. Coordinate with Stephanie McCutcheon at (954) 828-5054 or [smccutcheon@fortlauderdale.gov](mailto: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.
23. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.

**B. Prior to Final DRC Engineering review and sign-off, please provide a written response to the following Comments under section B:**

24. 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.
25. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
  - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
  - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
  - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
  - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
  - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.

26. 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](#).
27. 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.
28. 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).
29. Show utilities on the landscaping plans for potential conflict.
30. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
31. 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.
32. Be advised 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.
33. 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.
34. 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.
35. Please prepare and submit the following exhibits which clearly define the following (as applicable):
  - a. Construction Phasing Exhibit
  - b. Right-of-Way / Easement Dedication / Vacation Exhibit
  - c. Maintenance Agreement Area Exhibit
  - d. Revocable License Area Exhibit
36. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
37. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.



**C. Prior to Engineering Permit Approval, please respond to Comments under Section C:**

38. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.

39. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

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

40. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or [ekalus@broward.org](mailto:ekalus@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.

41. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.

42. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.

43. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:

- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
  - 1) Include a narrative for each phase along with roadways utilized for materials delivery
  - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
  - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
  - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
  - 5) Show location and type of construction crane(s), including span radius

- 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes
  - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
  - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
  - 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
  - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
  - 11) Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
  - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
  - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
  - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
  - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
  - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
  - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
  - 18) Indicate schedule for street sweeping of periphery of construction site
  - 19) Indicate if dewatering is proposed.
44. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham ([dvanlandingham@broward.org](mailto:dvanlandingham@broward.org) or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at [http://www.broward.org/pprd/cs\\_dewatering.htm](http://www.broward.org/pprd/cs_dewatering.htm).
45. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg ([smemberg@sfwmd.gov](mailto:smemberg@sfwmd.gov)).
46. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dougniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
47. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.

48. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
49. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
50. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov) or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.

**Case Number: R16042 Fire**

**CASE COMMENTS:**

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise over 75 feet.
2. Fire hydrant location with-in 100 feet of FDC.
3. Provide fire command room.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comment

Please consider the following prior to submittal for Building Permit:

1. Must conform to FBC section 403 for high rise buildings.
2. Proper exit capacity for pool deck floor occupant load?

**Case Number:** R16042 (2100 S Federal Hwy)

**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 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 as part of this site plan review. 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.
3. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project. The BDA contractor shall provide signal strength calculations and computer generated heat maps showing measured signal strengths found within the completed building to the City's Assistant Telecommunications Manager.
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. All heat map documentation shall accurately depict interior partitions, support columns and other internal structures that can impact radio wave propagation. Please review Chapter 1, Section 118 of the Broward County Building Code.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please provide BDA contractor's name and contact information.

Please consider the following prior to submittal for Building Permit:

1. If it is determined that the BDA system will be required, BDA design plans and heat maps 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: R16042**

**CASE COMMENTS:**

**Please address the following comments prior to Final DRC:**

1. Provide canopy street trees along Federal Highway in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall, however, they have to provide a minimum pedestrian clearance, so larger trees are required for this project.
2. Provide an additional street tree at NW corner at E side of proposed parallel parking.
3. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil is to be provided at a minimum of 8' radii from proposed tree trunk and is to be indicated by hatching on site, landscape and civil plans. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> .
4. The 12' landscaped buffer provided between site and adjacent residential property is to provide a combination of trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments.

**Please consider the following prior to submittal for Building Permit:**

5. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
6. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
7. 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.
8. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

**Case Number: R16042**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 2) Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 3) The site is designated Commercial and Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. The following items are required:
  - a) Demonstrate that the use of commercial flex acreage supports and implements the specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated. Indicate how the project would not preclude or adversely affect the future use of the surrounding areas for employment center use or future planning efforts on mixed-use land use designation.
  - b) Pursuant to Section 47-28.1.J Allocation of commercial uses within areas designated industrial land use or employment center, the commercial business use is permitted if it does not exceed twenty percent of the total land use area within the flexibility zone that is designated for employment center land use. Applicant shall determine the flex zone and verify the availability of commercial flex. Information can be obtained at the Urban Design and Planning counter and results shall be included in the project narrative.
  - c) Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures.
- 4) Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting 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.
- 5) A separate application and fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
- 6) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.

- a) Sec. 47-25.2, Adequacy Requirements
  - b) Sec. 47-25.3, Neighborhood Compatibility Review (Explain how the proposed project successfully transitions from the adjacent residential areas, paying particular concern to the building height, scale, and massing, open space and landscape areas.)
  - c) Sec. 47-20.3, Parking and loading requirements, Reductions and Exemptions
  - d) Section 47-28.1.J, Allocation of commercial uses within areas designated industrial land use or employment center
- 7) Provide the following changes to the site plan:
- a. Line the garage ground floor with active uses along SE 21<sup>st</sup> Street and;
  - b. Explore options to activate ground floor facing the alley;
  - c. Relocate the retail space at the South West corner of the building and relocate the Media Lounge Area at the second floor;
  - d. Provide a one way in and one way out driveway access/exit from the garage and reduce the curb cuts to maximum 14 Feet;
  - e. Relocate the back of house space (B.O.H.) from the South West corner of the property and internalize it within the ground floor plan;
  - f. Relocate the bicycle parking to the South along the Alley;
  - g. Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines along NW 4<sup>th</sup> Street should be placed underground. If lines cannot be placed underground provide documentation from FPL.
- 8) Provide the following changes to the site plan and elevations:
- h. Provide improved design solutions for the screening of the garage;
  - i. Architectural enhance the hotel entrance on the west side of the hotel;
  - j. Provide greater articulation and layering of design elements, such as balconies and wider window openings, and quality material and finishing.
  - k. Redesign the East façade to protect the character of abutting residential area from the visual impact of proposed development. The façade shall include fenestration, and improved architectural treatment, such as: balconies, color and material banding, awnings, etc.;
  - l. Provide dimensions in the South and North elevations to demonstrate that the building meets the setbacks required based on Neighborhood Compatibility Criteria;
  - m. Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines along NW 4<sup>th</sup> Street should be placed underground. If lines cannot be placed underground provide documentation from FPL.
- 9) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>.
- 10) The roof plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 11) Provide pedestrian-level perspective renderings of project as viewed along both streets: Federal Highway, Se 21 Street, and the Alley.
- 12) Provide detail of ground floor elevations with scale no less than ¼" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
- 13) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-



25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.

- 14) Provide detail of garage screening and ensure screening incorporates high-quality architectural treatment solution. Ensure that vehicular activity within the garage is properly screened from the street view. Denote all parking garage openings via shading.
- 15) Consider a green active roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space.

**GENERAL COMMENTS:**

- 16) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 17) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 18) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
- 19) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 20) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

**Case Number: R16042**

Holiday Inn

**CASE COMMENTS:**

Please provide a response to the following:

1. CCTV should be used at all entrance/exit points of the building including parking garage, lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, loading dock area, service corridors, areas where money is handled or stored, and common areas. The retail unit should be pre-wired for their own CCTV system. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed in the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. Valet podiums and/or office should have measures in place to secure keys from theft.
5. Consider how separation of parking (guests, visitors, employees) will be handled to keep unwanted pedestrian activity from entering restricted areas.
6. The use of electronic card access should be considered for hotel rooms, elevators, maintenance areas, loading dock, and amenities areas.
7. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted areas from common areas.
8. Stairwells should egress only first floor.
9. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
10. Retail units should be pre-wired for an alarm system.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

**Case Number: R16042**

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
8. Containers: must comply with 47-19.4
9. 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.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov) . Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - 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:

Please show how the containers will be service within the property.

**Case Number:**

**R16042**

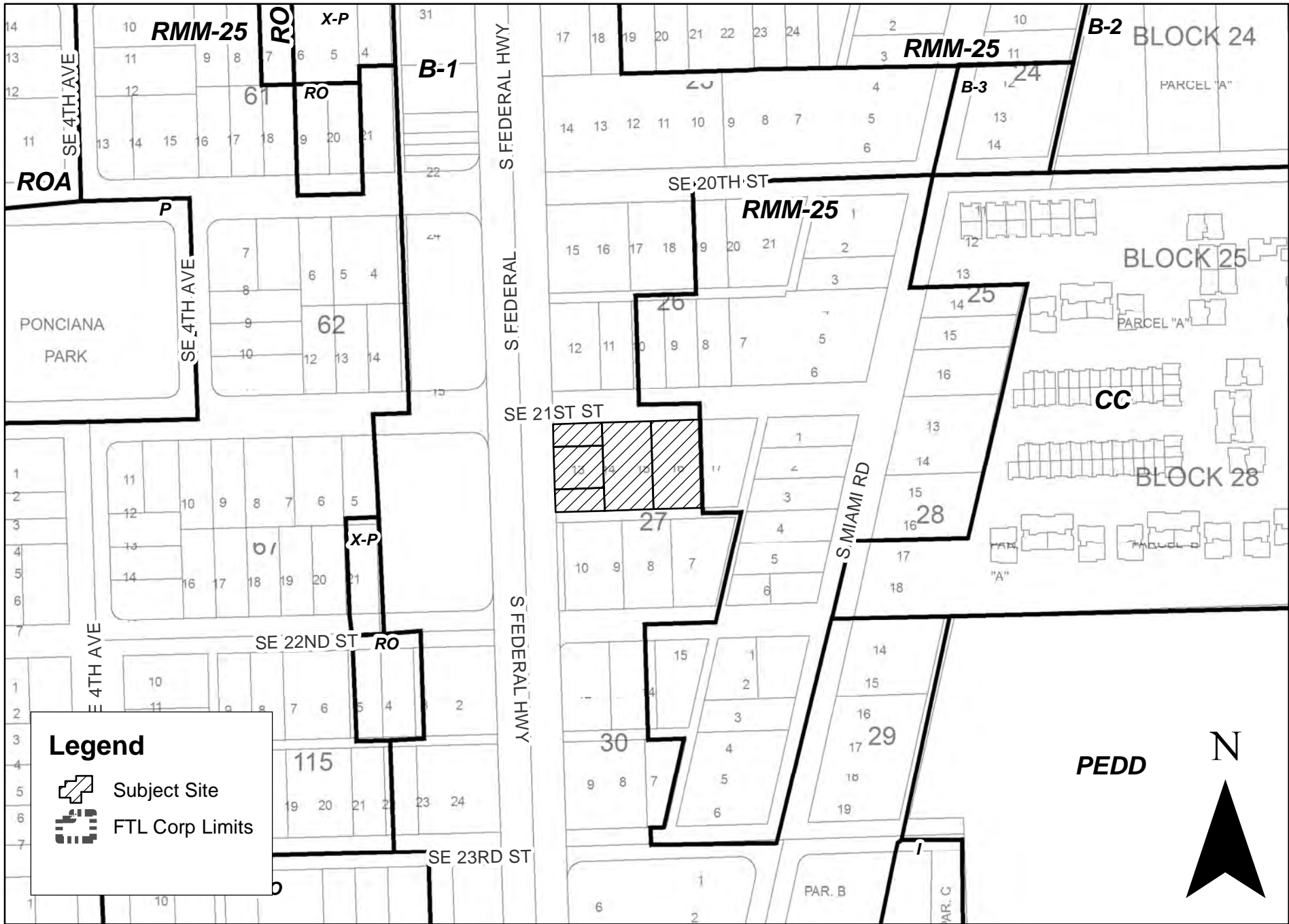
**CASE COMMENTS:**

1. Please contact the Transportation & Mobility (TAM) Department to set up a traffic methodology meeting to discuss the traffic study.
2. Please contact TAM to schedule a parking reduction methodology meeting.
3. Discuss loading/trash pickup with TAM.
4. Please demonstrate the streetscape improvements along the alley.
5. This project is located within the SE 17<sup>th</sup> St Mobility Plan study area. Please coordinate with TAM on impacts and consistency.
6. Please show on the site plan and ensure all sidewalks and pedestrian walkways are ADA compliant.
7. Additional comments may be provided upon further review.
8. Signature required.

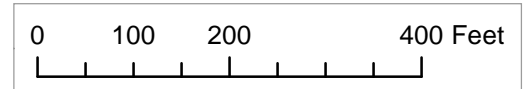
**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Alia Awwad at 954-828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@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.



# R16042



Graphic Scale