



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 13, 2018

APPLICANT: Blue River Realty, LLC.

PROJECT NAME: Icon 0706

CASE NUMBER: PRE18003

REQUEST: Preliminary Review: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe) District to construct 71 Multifamily Residential Units

LOCATION: 706 NW 1st Avenue

ZONING: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

LAND USE: Northwest Regional Activity Center (NW-RAC)

CASE PLANNER: Linda Mia Franco



Case Number: PRE18003

CASE COMMENTS:

Please provide a response to the following:

1. Provide the type of construction.
2. Square footage Breakdown of per floor Occupancy Groups per FBC Chapter 3.
3. Provide separation distances to plot lines on all elevations.
4. Provide the means of protection for apartments on third level.

GENERAL COMMENTS:

The following comments are for informational purposes:

1. Permit Applications [F.B.C. 2017-105.3.1.4], Detailed valuation [F.B.C. 2017-109.3]
2. Signed and sealed plans [F.B.C. 2017-107.3.4.0.4]
3. Site plan Details [F.B.C.2017-107.3.5A(1)] setbacks. N. ___, E. ___, S. ___, W. ___
4. Finished Floor. ____, Flood Zone. _____. Flood vents hazard details [F.B.C.2017-107.3.5A(8)n]
5. Geotechnical Report with recommendations [F.B.C. 2017-107.3.5A.(8)a] or Positive soil statement.
6. Broward County Environ. Review Certificate new Construction. [F.B.C.105.2.3.4]
7. Special Inspector form completed [F.B.C.2017-110.10.1-2]
8. Special Inspector Plan [F.B.C.2017-107.3.4.3.3] Threshold Bldg.[F.B.C.2017-107.3.5A(8)]
9. Building structural calculations [F.B.C.2017-107.3.5A(8)f (if required)]
10. Plans insufficient MEPS, Details [F.B.C. 2017-107.3.5.1]Shop Drwgs. [F.B.C.2017-107.3.5.2]
11. Area breakdown: AC , garage, covered porch, balconies, [F.B.C.2017-107.3.5.1] Per floor____x____
A/C _____ Total Area Under Roof_____ Building Footprint_____ Roof_____
12. Product approvals accepted by designer of record: windows, doors, roof, garage doors, Etc.
[F.B.C.2017-107.3.5.4]
13. Occ. Classification, Min. Type construction, Code submitted to: [F.B.C.2017-107.3.5A(2) and(3)]
Ex. Occ. Class R3, Type VB FBC 2017 Fifth Edition
14. Floor plan dimensioned including window door schedule and attic access [F.B.C.2017-107.3.5.1]
15. Fire required draft stopping, opening protection, fire rated wall details [F.B.C.107.3.5A(4)]
16. Occupancy Load and Egress requirements [F.B.C.2017-107.3.5A(7)] Occupancy Load_____
17. Bedroom Light and Ventilation Requirements (F.B.C.2017-107.3.5A(11))
18. Accessibility requirements: Ex. Res. (1) 29" Clear toilet Rm. Door [F.B.C.2017-107.3.5A(10)]
19. Building Elevations showing beam and overall roof Ht. Roof drains, [F.B.C.2017-107.3.5]
20. Guards, handrails, stair detail., landings outswing doors, buck attachments [F.B.C. 2017-107.3.5.1]
21. Chapter 16 Main frame wind requirement criteria: Ex. ASCE 7-10 Etc. [F.B.C.2017-107.3.5.A(8)c.d.e)]
22. Structural plan Req.: foundation, wall, tiebeam, roof schedules [F.B.C.107.3.5A(8)i.j.k.]
23. Worst case wind loads PSF (Pos.+ Neg.-) for window and door openings [F.B .C. 107.3.5A(8)c]
24. Structural elements Spec.'s (wood, steel, etc.), schedule, sufficient details[F.B.C.2017-107.3.5.2]
25. Safety: Examples- pool barriers [F.B.C.2017-107.3.5A(13)], smoke/C.M. detectors [F.A.C.R314, 315],
elevators (3" floor-5" max hoistway gate) inside door [ASME, ANSI A 17.1] Buildings more than 3 stories-
Elevator car to accommodate ambulance stretcher [F.B.C.2017-3002.4.]Smoke Evac., Alarms
26. All fenestration and insulated areas to comply with F.B.C. Energy Conservation 2017 R402.4.1.1



Case Number: PRE18003

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

- a. 5' permanent Right-of-Way Easement dedication along east side of NW 1st Avenue, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit.
- b. 5' permanent Right-of-Way Easement dedication along north side of NW 7th Street, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit.
- c. Permanent Sidewalk Easement dedication as appropriate along east side of NW 1st Avenue to accommodate portion of 7.5' (min.) pedestrian clear path located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Northwest RAC Master Plan guidelines); show linework in the plans and on easement exhibit.
- d. Permanent Sidewalk Easement dedication as appropriate along north side of NW 7th Street to accommodate portion of 7.5' (min.) pedestrian clear path located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Northwest RAC Master Plan guidelines); show linework in the plans and on easement exhibit.
- e. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access).

CASE COMMENTS:

Prior to subsequent DRC submittal, please address the following Preliminary DRC review comments:

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 the 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 Rohan Punit at 954-828-5859 or rpunit@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility (TAM) Department to meet the Transportation aspect of the Adequacy requirements.
2. 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.
3. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on 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.

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property



lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

Please be advised that the boundary survey provided is not based on Standard Title Commitment or Opinion of Title.

4. 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.
5. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 1st Avenue and NW 7th Street; also show proposed Right-of-Way Easement and Sidewalk Easement boundaries as applicable for this project.
6. 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 and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. 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](#).
7. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to east property boundary.
8. Delete or shift proposed on-street parallel parking spaces adjacent to the proposed development along NW 1st Avenue that may encroach into the 25' corner sight triangle (measured from intersection point of extended property lines). Otherwise, the request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis, shall comply with engineering standards and shall take into consideration neighborhood characteristics such as the location of schools, parks and other community facilities, pedestrian facilities such as adequate sidewalks, street characteristics such as pavement width, width of border (right-of-way line to curb), the curvature of the street, speed limits, and other similar elements.
9. 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 Right-of-Way Easements and Sidewalk Easements. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system; in cases where a hard surface or drive which is adequate to support the combined full weight of the bulk container, the enclosure and service vehicles does not exist, a 10' wide hard surface extension directly in front of the bulk container shall be required for purposes of emptying the container.
10. Proposed exterior building doors shall not open into adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
11. Sheets SP-2 (Street Section): Show and label existing Right-of-Way, proposed Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NW 1st Avenue and NW 7th Street, if any building overhang is proposed.



12. Coordinate minimum required radius with TAM to limit excess pavement and reconstruct corner radius at northeast corner of NW 1st Avenue & NW 7th Street intersection, adjacent to the proposed development.
13. Per City's Downtown Master Plan guidelines, provide and label 22' length and 8' width on-street parallel parking stalls along the development side of NW 1st Avenue (maintain 10' width northbound travel lane) and NW 7th Street (maintain 10' width westbound travel lane). Coordinate NW 1st Avenue and NW 7th Street on-street parking with TAM.
14. Vehicular Drop-Off Areas, Loading Zones, etc. shall be located within proposed development, and not within the City's Right-of-Way or permanent easements (unless allowed by TAM); replace with on-street parallel parking stalls if recommended by TAM.
15. Show and label on Site Plan 7.5' (min.) clear sidewalk width along development side of NW 1st Avenue and NW 7th Street; to be located within City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate per City's Northwest RAC Master Plan guidelines. Align back of sidewalk within Right-of-Way, Right-of-Way Easement, and/or Sidewalk Easement boundary as appropriate; confirm that proposed sidewalk configuration shown on all plan sheets is consistent.
16. Continue concrete sidewalk across NW 7th Street driveway access point; design NW 7th Street driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website. Remove proposed curb along NW 1st Avenue and NW 7th Street travel lanes, in order to maintain historic roadway swale drainage pattern.
17. Per ULDR Section 47-20.5.C.6, show and label on Site Plan the minimum vehicle 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 within the stacking area (as measured from the City's street or alley Right-of-Way boundary) so that vehicles do not block parking stalls, parking aisles or driveways of off-street parking facilities; coordinate with parking garage gate access if appropriate, and delete or shift parking stalls in conflict with vehicle stacking requirement.
18. 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):
 - a. Provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing the site.
 - b. Dimension and label on Site Plan the type of proposed loading zone required, 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, the number of employees, etc.
 - c. 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.
 - d. Label vertical clearance for Loading Zone area, which shall be minimum 14' for Type I and Type II loading zones.
19. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls.



20. For surface or ground-level parking lot layout:

- a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth (please refer to applicable ADA standards for the required geometric dimensions of ADA parking spaces). ADA parking spaces serving a particular building shall be located on the shortest safely accessible route at least 44 inches wide that users will not be compelled to walk or wheel behind parked vehicles; show and label ADA accessible route(s) serving proposed development.
- b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
- c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
- d. 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. Gates in open position shall not block adjacent parking stall, sidewalk, walkway, etc.

21. Verify and discuss ADA accessibility design for sidewalk improvements along NW 1st Avenue and NW 7th Street, especially ground floor access to the new 'Icon 0706' building (fronting public Right-of-Way), as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate.

22. Clarify design intent of site grading in the vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.

23. Provide preliminary Water and Sewer Plan that features proposed connections to City infrastructure, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).

24. Provide preliminary Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant is strongly encouraged to submit this information prior to Final DRC approval in order to avoid possible subsequent Site Plan resubmittal under Administrative Review (i.e. DRC Level I) during Building Permit approval process. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

Additional coordination maybe required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend and South East Isles neighborhoods which are part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.

25. Provide the 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 on-site with NO EXCEPTIONS, if proposed drainage design is not intended to meet or



exceed the pre-existing site condition. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

26. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along NW 1st Avenue and NW 7th Street:
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov. Please be advised that new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Please be advised that Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, email plan@fortlauderdale.gov.
 - e. Provide flow test results; submit the application to Water Billing Division, available online at the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=22765>.
 - f. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
27. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed development 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 within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
28. 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.
29. Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Protection Association (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.
30. Applicant is strongly encouraged to 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. Please be advised that any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
31. 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).

32. Verify the existing utilities shown on the survey (including existing storm drain within adjacent NW 1st Avenue Right-of-Way and existing 10 Inch HDPE storm drain within adjacent NW 7th Street Right-of-Way – per City Utility Atlas Maps) 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.
33. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
34. 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.
35. 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.
36. 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 Agreement Area Exhibit.
37. Sheet SP-1: Proposed building balconies, roof overhangs, and other encroachments within Right-of-Way Easements (i.e. for NW 1st Avenue and NW 7th Street), shall be incorporated with the proper language within those Easement dedication agreements, provided that 14' (min.) vertical clearance is provided at ground level. Otherwise, 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 Agreement. Future coordination with the City Attorney's Office will be needed to coordinate the proper requirements and conditions. Any permanent encroachment into other jurisdictional (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies.
38. 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 (not Google Street View images) 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.



Case Number: PRE18003

CASE COMMENTS:

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation.
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRE
2. Provide street trees 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 and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
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 details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
4. Within the RAC districts, newly planted street trees shall be limited to the species provided in the table ULDR 47-21.14.A.1.a. Confirm that this has been met.
5. Within the RAC districts and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Likewise, illustrate the cross-section guideline for primary and secondary streetscape requirements.
6. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
7. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
8. 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.
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. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.
11. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.
12. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
13. 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)
14. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
15. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
16. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure



protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

17. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
18. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Please visit the City's website to download required document packet <http://www.fortlauderdale.gov/home/showdocument?id=6372>
19. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms.
20. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
21. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans.
22. Provide, in tabular format, all required versus provided landscape calculations.
23. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.

Please consider the following prior to submittal for Building Permit:

24. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
25. 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.
26. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



Case Number: PRE18003

CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be solid, impact resistant or metal.
2. Residential unit's 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 units should be pre-wired for an alarm system.
4. All ground level stair doors should be egress only or access controlled.
5. Lobby doors and elevators at the ground floor should be access controlled.
6. Parking garage should be access controlled to prevent unauthorized intrusion and deter vehicle burglaries.
7. All mechanical, electrical and maintenance rooms should be access controlled.
8. Light reflective paint should be used in the parking garage to increase visibility and safety.
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, pool, common areas and any sensitive area of the site.
10. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door / window lock pins features to prevent the door / window from being lifted off the track.
11. Emergency communication devices should be available at common areas and the parking garage.
12. The pool should have child proof safety features to prevent unsupervised children access to the pool.
13. Site lighting and landscape should follow C.P.T.E.D. principles.
14. On page A-I, some units appeared to be missing a wall or window. Please clarify.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: PRE18003

CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall address these comments:

1. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems.
2. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.
3. No private stormwater infrastructure (pipes, basins, drainage wells) can be constructed in City Right of Way or drainage easements serving existing City's stormwater utilities. Please remove (if applicable) any the proposed stormwater systems that are not in compliance with this requirement or provide appropriate documentation if the City Rights-of-Way (or easement) has been vacated to allow the construction of private underground utilities.

Prior to Issuance of Building Permit, the applicant shall address these comments:

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's



- stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
- II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.



The inspection report shall include at a minimum the following information:

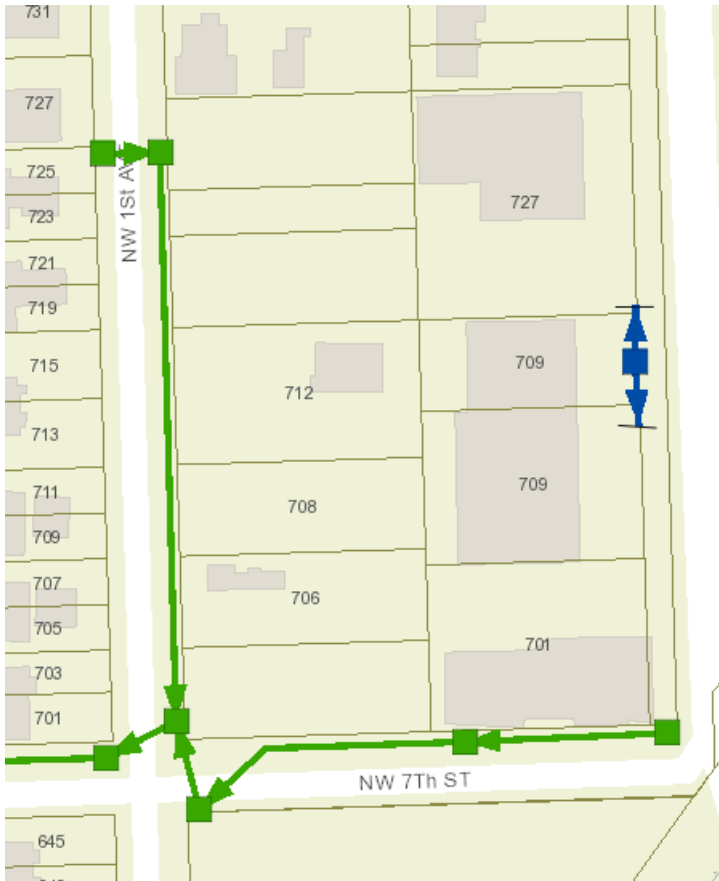
- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

Dewatering Notes

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.



Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18010

CASE COMMENTS:

1. The city reserves the right to meter on-street parking spaces at any time.
2. Please tighten the curb return radius to 15 feet at the SW corner of the NE 12th St & NE 2nd Ave intersection.
3. Please show the 22 foot stacking distance from the proposed easement line.
4. 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.
5. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
6. 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.
7. Additional comments may be provided upon further review.
8. 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.



Case Number: PRE18003

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project will require an associated rezoning application proposing to change the zoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center Northeast (NWRAC-MUne).
2. An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) requires Site Plan Level I approval pursuant to the Unified and Land Development (ULDR), Section 47-24.2. Discuss the parking reduction methodology and process with Engineering Design Manager. Please note that there is an associated fee for the parking reduction review that will be billed when complete. Please go to the following link for the application: <http://www.fortlauderdale.gov/home/showdocument?id=958>
3. A separate Design Review Team (DRT) application will be required, prior to site plan submittal.
4. 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.
5. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF-CRA"), please coordinate and provide documentation that applicant has met with the CRA staff and any associated CRA program incentives that may be utilized for the development. Please contact Bob Wojcik (954-828-4521) or via email at BWojcik@fortlauderdale.gov.
6. The site is designated Northwest Regional Activity 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.
7. 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. Section, 47-25.2, Adequacy Requirements;
 - b. Section, 47-25.3, Neighborhood Compatibility Requirements (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.); and,
 - c. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria.
8. 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 listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
9. The applicant must submit a corresponding rezoning application to the Planning and Zoning Board (PZB) to request for a change of zoning for the development parcel from RMM-25 to NWRAC-MUne. Note that there is a separate associated fee with this application. Please provide all required documentation and mail notice requirements noted on page 2 and 3 of the application, including but not limited to the following:



- a. Provide a separate sketch and legal description of the portion of property to be rezoned for the portion of site that is zoned RMM-25;
 - b. Narrative describing project request;
 - c. Aerial photo indicating all properties within 700 feet of the subject property;
 - d. All required sets as noted on the application; and,
 - e. Mail notification, tax map, envelopes, property owners notice list, etc.
10. 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 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.
11. Prior to site plan submittal provide a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on 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.
12. This project will be subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
13. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.
14. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Pursuant to ULDR, Section 47-25.2.M.6. Adequacy requirements/Transportation/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;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - d. Per ULDR Section, 47-20.2, Table 3. Parking and Loading Zone Requirements - RAC and Central Beach Districts;
 - 1 bicycle parking space per 10 dwelling units
 - 1 bicycle parking space per 20 parking spaces provided
 - e. Provide bicycle parking 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; and,



- f. Please email Karen Warfel at kwarfel@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

Site Plan/Elevations:

15. The project is within the NWRAC Master Plan – NWRAC Mixed Use Northeast District (NWRAC-MUone) - Provide the following graphics and ensure the proposed project meets the intent of the NWRAC Illustrations of Design Standards (<http://www.fortlauderdale.gov/home/showdocument?id=26257>) that is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
 - a. **Provide aerial oblique perspectives** of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
 - b. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s);
 - c. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties;
 - d. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties;
 - Provide a cross-section that shows clearly the transition zone between the existing residential area and the proposed mixed-use development. For instance, Building Design Standard (**B-11**) requires a shoulder maximum height, not to exceed 45-feet for the perimeter of the rear side of the property, to the north with a shoulder stepback of 15-feet for a total of a 30-foot tower stepback (depending on floor plate provided as well) from the north property line. Refer to page 4.12 of the NWRAC Design Standards;
 - e. **Provide pedestrian-level perspective renderings** of project as viewed along (street); and,
 - f. **Provide detail of ground floor elevations** with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
16. Pursuant to ULDR, Section 47-13.31 and Dimensional Design Standards of the NWRAC, page 4.3, the maximum height permitted by right in the NWRAC-MUone (east of NW 2nd Avenue) is 120-feet. However, please keep in mind that the height and massing needs to meet the other regulations regarding floorplate maximums, podiums, stepbacks, setbacks, etc. and be within the building envelope. A cross-section and total height needs to be provided at time of site plan application submittal for Development Review Committee review.
17. Provide roof plan for all structures indicating the location of all mechanical equipment. This 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. Discuss the use of the roof as an accessible amenity. Height is



measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.

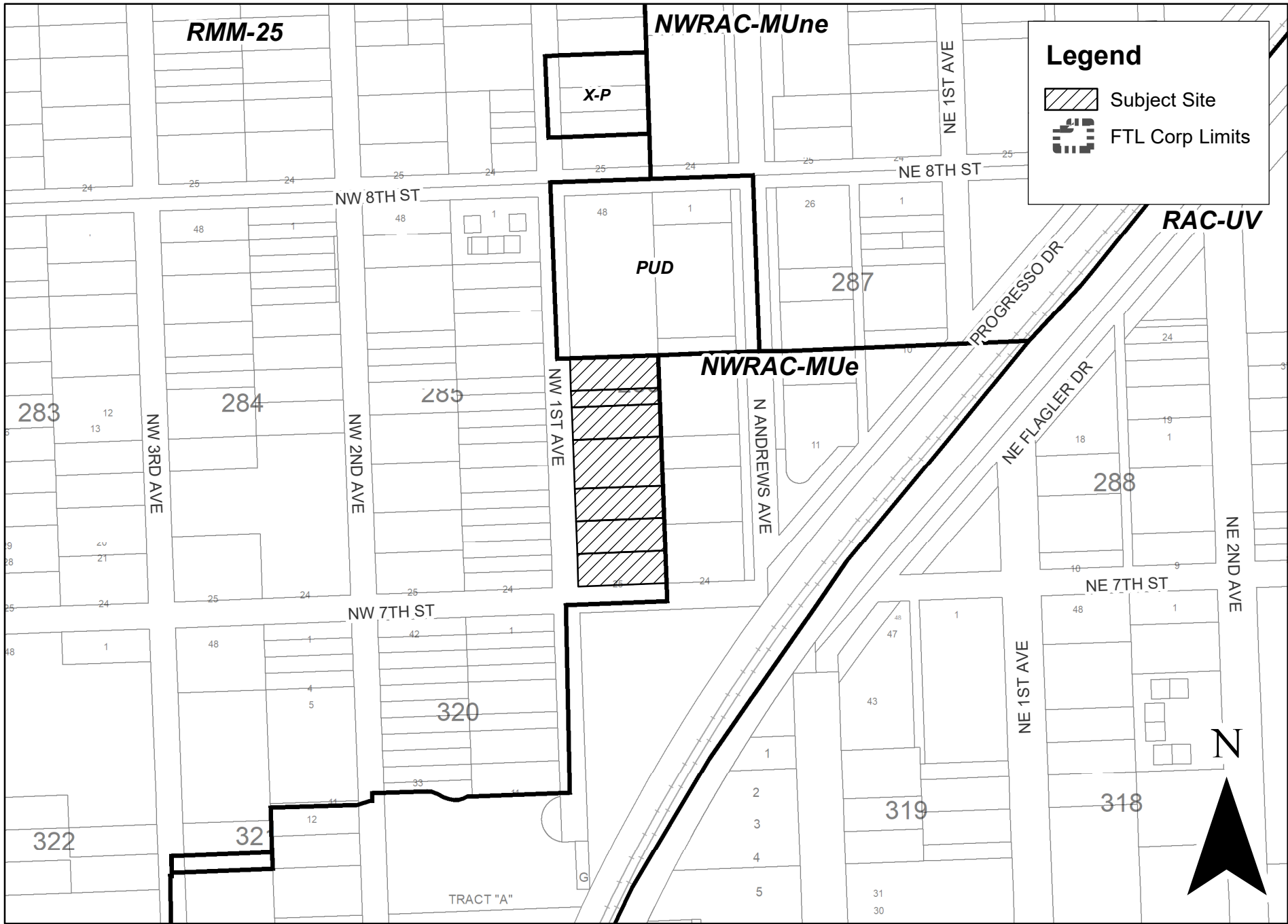
18. NWRAC Design Standard (B-8)- Framing the street: buildings exceeding a maximum streetwall length of 150 ft provide variation in the physical design and articulation of the streetwall
 - Although the design of balconies are provided to allow for creative massing. There is an opportunity to minimize the impact of very long building frontages by providing strategic pronounced articulations of the façade and include some architectural design that breaks up the massing of the solid length of the building. The building's massing can be segmented to allow for articulation on all sides of the elevations to complement the lower-height existing building fabric.
19. 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.
20. At time of site plan submittal, provide a photometric plan that includes adjacent residential zoning and use. Photometric Plan, pursuant to ULDR, Section 47-20.14.E-Lighting fixtures shall be shielded, angled, or both, so that direct or indirect light shall not cause illumination in excess of one-half (½) footcandle onto any residential property or residentially used property surrounding the parking facility, measured at the residential property line.
21. Please make the following revisions to the site plan prior to formal submittal:
 - a. In the site data table, calculate on-street parking separately from garage parking;
 - b. Accessible parking (ADA) is based on total parking provided as well as what is required. Provide required vs. provided on the site data table. It is not clear; and,
 - c. Bicycle parking: Provide parking at 1 bicycle parking space per 20 automobile spaces. Show location of bicycle parking on plan.

GENERAL COMMENTS:



The following comments are for informational purposes.

Please consider the following prior to submittal for a Development Review Committee Site Plan application:

22. 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.
23. An additional follow-up coordination meeting may be required to review project changes necessitated by the preliminary review comments. Prior to submitting a site plan application, please schedule an appointment with the project planner, Nicholas Kalargyros via email (NicholasK@fortlauderdale.gov) to review project revisions.
24. Additional comments may be forthcoming at the Development Review Committee meeting.



Legend

-  Subject Site
-  FTL Corp Limits

PRE18003

