



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** March 24, 2020

**PROPERTY OWNER:** 13th Street Federal Highway, LLC.

**APPLICANT/AGENT:** Flynn Engineering Services, P.A.

**PROJECT NAME:** Holden Ft. Lauderdale – Senior Living

**CASE NUMBER:** PLN-SITE-20020003

**REQUEST:** Site Plan Level III Review: Conditional Use - Social Service Residential Facility (SSRF) with 211 Assisted Living Units and 25 Memory Care Units, Waterway Use and associated Parking Reduction

**LOCATION:** 1290 N Federal Highway

**ZONING:** Boulevard Business (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Jim Hetzel



Case Number: PLN-SITE-20020003

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification
2. Provide building construction type designation
3. Provide occupancy loads with compliant life safety egress design
4. Specify height and area compliance per Chapter 5 of the FBC
5. Provide Life Safety plan including life safety components along all paths of egress
6. Indicate code compliant sprinkler system per FBC
7. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
8. Designate Fair Housing Provisions FBC Accessibility.
9. Detail required fire rated walls
10. Specify building separations correlating to FBC Table 601 and FBC Table 602.
11. Elevators hoistways and elevator lobbies shall comply with FBC Chapter 30

**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?nodetid=C OOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodetid=C OOR_CH14FLMA)

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

1. On January 1<sup>st</sup>, 2018 the 6<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:
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



Case Number: PLN-SITE-20020003

**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide copy of Pre-application meeting memorandum with FDOT.
- b. Provide 10' x 15' (min.) permanent Utility Easement 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); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following 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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
2. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
5. Depict/ label existing/ proposed stop sign/ bar on driveway connections to right of way as applicable.
6. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.



7. Per ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property (maximum height) except as described under ULDR Section 47-19.3.f; allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached. Confirm location of existing seawall and dock relative to property boundary fronting waterway.
8. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
9. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
10. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
11. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
12. For the parking garage:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
13. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
14. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. 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.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
15. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
16. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20020003

**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 (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydro zones on planting plan and include calculations in table.
2. 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.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

3. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
  - a. Please provide FDOT sight triangle on plan.
4. Please verify if there is a requirement of a dedication of right of way along N Federal HWY.
5. For the public realm along N Federal HWY, please shift the sidewalk towards the property to create landscape area between the sidewalk and travel lane.



6. 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.
  - a. Being that paving for the pedestrian realm may be proposed within the 20 feet Interdistrict Corridor, please investigate street trees being proposed between the sidewalk and travel lane.
  - b. Due to the removal of the grand Royal palms that enhanced the entryway. Please investigate shifting the landscape area on the north side of the lobby to the curb to allow large shade trees. Or the Department may also suggest; if the landscape area is not shifted and there is 10-12 feet from the structure, the use of a Highrise type of Oak trees within this area of the entry way.
7. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
8. Shade trees must be located a minimum of fifteen feet away from structures.
  - a. Appears to be large shade trees proposed within 15 feet of the structure.
9. 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 adjacent to, 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.
  - a. Proposed water lines at the location of the existing Live Oak street tree would need to be redesigned. The installation of these water lines as proposed would remove a major portion of the root system and put the tree in a violation of city ordinance for tree abuse.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
11. Section 47-21.13.B.8. When a parcel of land is used for residential purposes, a minimum amount of open space and landscaping shall be provided as required by Section 47-18.21.H.2, Mixed Use Development. When the minimum twenty percent (20%) VUA landscaping is provided, such landscape area may be used toward fulfilling the minimum requirement.
  - a. Please provide site calculations.
12. As per Section 47-21.12.C.1.a. VUA planting requirements. The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas.
13. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. The minimum planting area shall be for: Shade





species with a minimum caliper of three (3) inches, two hundred twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.

- a. A solution available in place of the 15 feet minimum width tree island is to have structural soil or like product engineered for root development under paved areas be applied to fulfill this pervious area requirement.
14. As per Section 47-21.9.G.2. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
    - a. Landscape areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas.
  15. The tree disposition sheet shows a multitude of trees and palm trees that have a high condition rating that could be relocated rather than destroyed. Please consider having an ISA Arborist conduct an evaluation of the existing trees and palm trees for relocation.
  16. For specimen size 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.
  17. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
  18. Please verify if the generator will have an aboveground fuel storage system.
    - a. Section 47-18.13.C.3. Flammable liquids and fuel storage.  
No person shall have, store, keep, or use, combustible liquids or liquid propane unless the following conditions are met: Above-ground storage tanks, as permitted by this section, must be completely enclosed on four (4) sides with a concrete block wall constructed in accordance with [Section 47-19.5](#), or concealed by live hedge or shrubbery.
  19. Section 47-21.9.K. Decorative stone or gravel may be utilized up to a maximum of ten percent (10%) of the total landscape area where the stone or gravel is to be used for decorative or other approved purpose as an adjunct to planting beds.
  20. Additional comments may be forthcoming upon next review.

### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application



documents different than the Broward County standard applications. Please not at this time of DRC submittal.

2. 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 ensure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
5. Approval from jurisdiction for landscape installation in Right of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.





**Case Number: PLN-SITE-20020003**

**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. 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.
5. Containers: must comply with 47-19.4
6. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
7. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
8. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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:

1. None



Case Number: PLN-SITE-20020003

**CASE COMMENTS:**

1. The ITE reference for the parking calculations provided shall be included in the parking statement that was submitted as part of the Appendix.
2. As part of the traffic statement, please provide narrative on how the shared driveway along US-1 will be impacted as it is also used by the adjacent property.
3. Please provide the FDOT pre-application access management letter.
4. The Valet operations must not use public right of way for sight circulation.
5. A valet agreement will be required Pursuant to the ULDR Section 47-20.18. B.
6. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway. Please note that inbound stacking for attendant parking in a residential development is 10% of the total parking capacity of the facility up to a maximum of 5 spaces.
7. Appropriate signage will be necessary east of the development entrance as circulation through that area will no longer be possible in the eastbound direction.
8. Please indicate how vehicle turnaround will occur when a vehicle travels east of the project driveway.
9. Provide a truck turning template on the site plan for the loading area.
10. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
11. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
12. 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.
13. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards 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.
14. Additional comments may be provided upon further review.
15. Signature required.



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**GENERAL COMMENTS:**

Please address comments below where applicable.

1. 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.
2. 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: PLN-SITE-20020003

**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and
    - ii. Provide notice via mailed letter to property owners whose real property is located 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.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are 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. 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.
2. The proposed project requires review and approval by the PZB. A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to the ULDR, Section 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.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation with the allocation of flex units for sleeping rooms. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
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 Broward County Development Management and Environmental Review Section at (954) 357-8695 to ensure that proposed project is consistent with the latest recorded plat restriction.
5. 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 47-20.3.A.5, Parking Reduction
6. Pursuant to ULDR, Section 47-18.32, Social service residential facilities (SSRF), there are additional uses indicated on the plans which includes a salon and theater. In addition, there are multiple lobbies that would indicate separate entrances for users. Clarify if such uses are open public and if the project is intended to operate as a mixed-use development.



7. Pursuant to ULDR, Section 47-18.32.E.1, Social service residential facilities (SSRF), prior to the issuance of any permits or use approval the applicant for the SSRF shall provide evidence of applicable preliminary state agency approval or current state agency license or license indicating the operational use type. Provide such documentation.
8. Pursuant to ULDR, Section 47-18.32.G.2, Social service residential facilities (SSRF), provide floor area data for bedroom space size, bedroom floor area, and living/dining/recreation space pursuant to the ULDR requirements. Include this information in the site data table.
9. Pursuant to ULDR, Section 47-18.32.G.3.d, Social service residential facilities (SSRF), provide open space calculations and include this information in the site data table.
10. Pursuant to ULDR, Section 47-19.3, Boat slips, docks, boat davits, and similar mooring structures, indicate on plans the dimensional and percentage requirements pursuant to the ULDR and such proposed by the plan. In addition, proposed boat docks require sign-off from Andrew Cuba, Supervisor of Marine Facilities and an approval from the Broward County Environmental Protection Department prior to Planning and Zoning Board submittal.
11. Pursuant to ULDR, Section 47-19.3, Boat slips, docks, boat davits, and similar mooring structures, provide additional information regarding the seawall and whether improvements are proposed for the seawall. Plans should be noted accordingly.
12. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant.
13. Pursuant to ULDR, Section 47-23.8, Waterway use, applications for development along waterways shall demonstrate that the project protects and enhances the scenic quality and tranquility of the waterway. The east-west entrance corridor along the northern property line presents an opportunity for a view corridor to the waterway and can function as a pedestrian connection to the waterfront for residents as well as activation of the ground level fronting the waterway. Provide the following changes on the site plan:
  - a. Enhance the east-west sidewalk connection with a wider sidewalk a minimum of 7 feet;
  - b. Consider a sidewalk design that increases in width from west to east to provide greater visibility of the waterway;
  - c. Consider creating plaza space with direct pedestrian connection to the waterfront promenade at the northeast corner of the site and provide for elements that create a sense of place;
  - d. Activate the ground level of the building along the north property line by relocating the loading and trash area within the parking structure, relocate the generator to the area south of the building, and reconsider the placement of the electrical rooms;
  - e. Activate the ground level of the building facing the waterway by relocating activity and function rooms to the ground level and provide connection to the waterfront promenade; and
  - f. Provide elevations from the waterway at ground/water level and renderings of such. More detailed elevations and renderings may be needed.
14. Pursuant to ULDR, Section 47-23.9, Interdistrict corridor requirements, applications for development subject to interdistrict corridor requirements shall demonstrate that the project provides a spatial framework supportive of a pedestrian and multi-modal transportation environment along Federal Highway. Such framework shall encourage the direct pedestrian access from sidewalk to development



and contain elements such as seating areas, shade structures, plaza elements, and open space. Given the frontage of the property contains an FPL easement, certain elements stated above may not be permitted. Provide documentation from FPL granting approval for proposed site design.

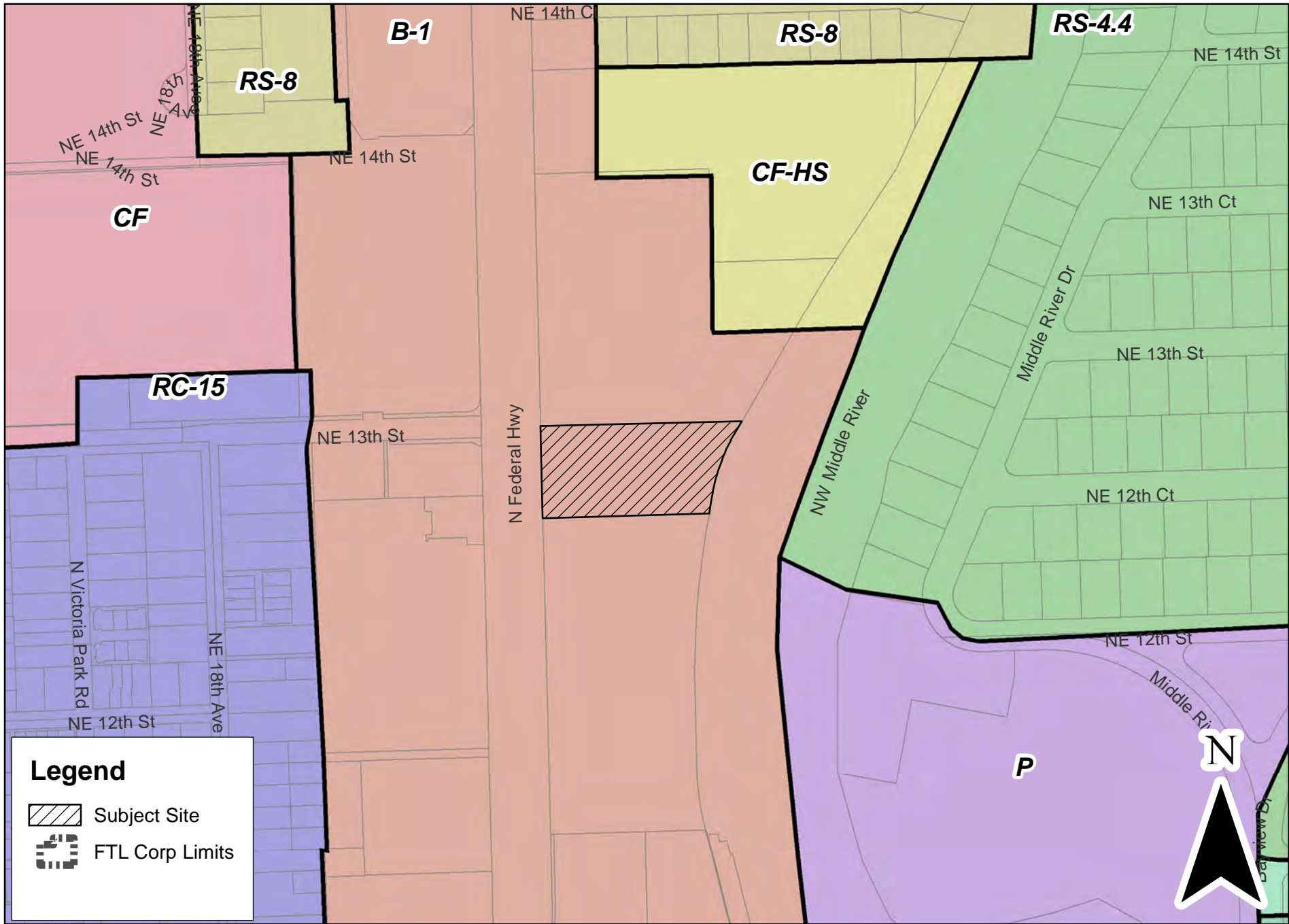
15. Pursuant to ULDR, Section 47-23.9, Interdistrict corridor requirements, consider stronger pedestrian connection from the northwest corner of the site to the east as stated in previous comments on waterway use requirements.
16. Provide the following changes on building elevations:
  - a. Label and identify all building materials;
  - b. Enhance the building design for the northwest corner of the building with unique feature(s) and provide renderings from NE 13<sup>th</sup> Street;
  - c. Provide detail drawings for building features such as window awnings, railing, and trellises; and
  - d. Provide detail drawings of the waterfront without landscape depicted;
17. The site contains numerous easements including a 20-foot FPL easement along the eastern portion of the site, a traffic control easement at the northwest corner of the site, a 15-foot FPL easement located northeast corner of the site, and an ingress/egress easement along northern property line. There are improvements and structures proposed in several of the easements, which is not permitted. Provide information on how the applicant plans on addressing the easement conflicts.
18. As proposed, the site plan modifies the east-west drive aisle leading from Federal Highway and impacts the vehicular movement for the property owner to the north from two-way movement to one-way movement. Provide information on how this modification impacts the overall circulation for the adjacent site.
19. Provide spot elevations of the screening material for the roof plan depicting the mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view.
20. Ensure the site plan package contains adequate amount of detail drawings and cross sections for access drive along the northern property line, the waterfront promenade, and other building design features to demonstrate compliance with the ULDR.
21. Ensure project renderings correctly and accurately depict the project design.

### **GENERAL ADVISORY COMMENTS**

The following comments are for informational purposes.

22. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
23. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
24. Additional comments may be forthcoming at the DRC meeting.





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