



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 12, 2020

**PROPERTY OWNER:** 3001-18 Harbor Drive, LLC.

**APPLICANT/AGENT:** Lochrie & Chakas, P.A.

**PROJECT NAME:** Bahia Cabana Apartments

**CASE NUMBER:** PLN-SITE-20040008

**REQUEST:** Site Plan Level IV Review: 126-Room Hotel, 6 Multi-family Residential Units with Associated Parking Agreement in the Central Beach Regional Activity Center

**LOCATION:** 3001 Harbor Drive

**ZONING:** South Beach Marina and Hotel Area District (SBMHA)

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Jim Hetzel

Case Number: PLN-SITE-20040006

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify use and occupancy classification per FBC
2. Provide building construction type designation per FBC
3. Provide occupancy loads with compliant life safety egress design
4. Specify height and area compliance per Chapter 5 of the FBC
5. Indicate code compliant sprinkler system per FBC
6. Specify building separations correlating to FBC Table 601 and FBC Table 602
7. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
8. Elevators hoistways and elevator lobbies shall comply with FBC Chapter 30
9. Designate Fair Housing Provisions per FBC Accessibility

**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=C00R\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodetid=C00R_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-20040008**

**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 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. Coordinate with FDOT regarding the sidewalk transition to the section of sidewalk along SR A1A/Seabreeze Boulevard.
2. No improvements shall be constructed within the 5' drainage easement along the west property boundary. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain) within the Drainage Easement, and obtain a 'letter of no objection' for construction of any proposed improvements located within that Drainage Easement.
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).
5. 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.
6. Discuss dumpster enclosure/trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access. 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.
7. Cross section C on sheet PGD-4 depicts the proposed 7' concrete sidewalk extends to the property line which is not consistent with the plan view sheets. Please verify and correct.



8. Depict existing sidewalk adjacent to the development along Harbor Drive and how proposed sidewalk and curb will transition into the pedestrian path west of the development. A drop curb will be required to be constructed within the driveway limits of the curb & gutter.
9. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for all proposed Harbor Drive driveway access points (i.e. Drop-off area, Loading Zone, etc.).
10. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.

Depict information on site plan data table/plans confirming the proposed parking to be 100% valet parking.

11. 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. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
12. For all levels in the parking garage used for the development:
  - a. Per ULDR Section 47-20.9.A, ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
  - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
  - c. Per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single family, duplex, and townhouse dwelling units.
  - d. Discuss and provide details of the parking circulation for the proposed parking that will be 100% valet parking to verify ROW impacts.
  - e. Discuss if valet parking area will be separated from general parking area with gates and depict on plans accordingly.
13. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
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. 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.
16. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
17. 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-sewer>
18. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
19. Conceptual Paving, Grading, and Drainage:
  - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details 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, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
  - b. 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. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). 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.
  - c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent



structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.

20. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.
21. 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.
22. Exfiltration Trenches:
  - a. Provide at least a clean out structure at each end of exfiltration trench located within the property.
23. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), 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](mailto:rbenton@fortlauderdale.gov).
24. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Especially where proposed elevations appear to be over 2' higher than existing ground. Provide correspondence and depict information on plans accordingly.
25. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any 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. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
26. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.



27. 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.
28. 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. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
29. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
30. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20040008

**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. Please propose the streetscape between the sidewalk and the travel lane by shifting the sidewalk towards the property.
4. Within the RAC districts, newly planted street trees shall be a minimum of 16 feet tall; 8 feet spread 6 feet clearance and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small maturing 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 minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas. Street trees will require a minimum six feet canopy clearance when within the pedestrian realm and please provide trees with a canopy



- (60%) to trunk (40%) minimum ratio. Street trees may be proposed encroaching within the sight triangle area; these trees will require eight feet canopy clearance for traffic visibility requirements.
- a. While code indicates that a minimum of 50% of the street trees are to be shade trees. The city prefers a continuous shade tree canopy in the public realm with palm trees strategically located for aesthetic purposes.
  - b. Please illustrate measured distance between the street trees.
5. 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.
    - a. Please illustrate this clearance on the Landscape plan.
  6. Shade trees such as Gumbo Limbo must be located thirty feet from overhead power lines. Coconut palms 19 feet from overhead power lines.
    - a. Please investigate placing the overhead utilities underground for a grander aesthetically pleasing landscape for the site.
    - b. Proposed trees appear to be within 19 feet of and 30 feet of overhead utilities. Please illustrate their horizontal clearance from the utilities.
    - c. Please illustrate power lines on Landscape plan also if they are being removed and or placed underground please note on plan.
  7. 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, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
  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 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. Please shift the proposed underground utilities now showing in the right of way, this area is required for the site's streetscape.
  9. In regards to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows: " The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. "
    - a. Large shade trees 10' horizontal clearance; proposed at 7 feet root-barrier required one foot off of utility.
  10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from large maturing shade trees, smaller maturing and palm trees may be closer than 15 feet as per ULDR Section 47-21.12.
    - a. Please show any light poles in vicinity of streetscape with a 15 feet radius illustrated on Landscape plan.
  11. As per Section 47-21.12.A.2. Perimeter landscape area. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be



- provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement.
- a. Please provide the 10 feet landscape buffer between the property line and edge of the drop off vehicle use area.
  - b. The Department will allow the sidewalk to partially encroach into the 10 feet landscape buffer area. Please maintain at a minimum 5 feet landscape width to allow palm trees and other landscape materials to be proposed.
  - c. Please provide illustration of the measured widths of sidewalk and Buffer landscape area on Landscape plans.
12. 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.
13. In order to maintain sight visibility, no opaque hedge shall be permitted to exceed 30 inches within 10 feet of the edge of waterway as per ULDR 47-19.5. Provide appropriate species, or shift plant material out of this area if needed. Illustrate this area and state this note on the plan.
- a. Trees and palm trees may be within this area; palm trees 8 feet clear trunk height and trees minimum 8 feet canopy clearance.
14. As per Section 47-21.13.B.14. A minimum of twenty-five percent (25%) pervious area is required for single and multiple family development.
- a. This site has a family development within site. Please provide calculations that the onsite requirement is being met.
15. Please provide, in tabular format, all required versus provided landscape calculations.

### **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. 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.

3. 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.



Case Number: PLN-SITE-20040008

**CASE COMMENTS:**

Please provide a response to the following:

1. 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, common areas, mailroom, storage areas and any sensitive area of the site.
2. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat, or an active killer event.
3. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. Unit entry doors should have a secondary deadbolt locking system.
7. There should be a system to track any individual access into each hotel room. (Guest, housekeeping or service calls).
8. All restricted areas and guest only areas should be access controlled and label as such.
9. All elevator lobbies and / or elevators should be access controlled
10. All glazing should be impact resistant.
11. Easily identifiable emergency communication devices should be available at the pool areas, common areas.
12. Lighting and landscaping should follow City of Fort Lauderdale C.P.T.E.D. guidelines.

**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: PLN-SITE-20040008

**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. Draw containers on the site plan.
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-20040008

**CASE COMMENTS:**

1. Continue to coordinate with Transportation and Mobility (TAM) staff on the traffic generation statement. The traffic generation statement shall include documents or narrative supporting the existing traffic generation calculations.
2. If a parking agreement is expected, a parking table for both this development and PLN-SITE-20040006 should be included on the site plan to show that parking can be met for both locations. If parking cannot be met, a parking reduction is required Pursuant to ULDR Section 47-20.3.
3. If Valet operations are to be provided, the Valet operations must not use public right of way for circulation. Given the layout of these two developments, this requirement may be difficult, therefore a circulation plan for the valet shall be provided. The circulation needs to provide evidence that traffic will not be impacted along Harbor Drive due to the valet services.
4. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
  - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or more are required to have a minimum 6 vehicular reservoir spaces.
  - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
  - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
  - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
5. A valet agreement will be required Pursuant to the ULDR Section 47-20.18. B.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. Sidewalk should be extended through driveway opening locations.
8. 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.
9. 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. This includes all access to/from the site entrance.
10. 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. Bicycle parking needs to be located on the site so that it is accessible to the public.

11. Additional comments may be provided upon further review.
12. Signature required.

**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-20040008

**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:
    1. 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,
    2. 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. In addition to the public participation requirements of ULDR, as stated above, the applicant is strongly encouraged to conduct follow-up meetings with the neighborhood associations located within three hundred feet (300') of the development site and those adjacent neighborhood associations that may be impacted by development (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
3. This application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements pursuant to ULDR Section 47-27. Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at [jhetzel@fortlauderdale.gov](mailto:jhetzel@fortlauderdale.gov) or 954-828-5019.
4. The site is designated Central Beach Regional Activity Center (RAC) 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.
5. Development applications in the Central Beach RAC are subject to residential unit and vehicular trip availability at the time of DRC approval, and will be allocated units and trips at the time of site plan approval on a first come, first served basis. Applicant shall confirm the status of the availability of units and trips prior to project approval.
6. Provide additional information regarding the total square feet and number of hotel rooms that were demolished on the site and were used for the traffic study in determined existing trips.



7. 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.
8. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Archaeological monitoring of any ground disturbance activities is required and a Letter of Agreement from a professional archaeologist must be submitted when applying for any building permits related to this development. Monitoring shall be performed by a professional archaeologist who meets the Secretary of the Interior's Professional Standards (36 CFR part 61 as amended) and shall be conducted in accordance with Chapters 267, Florida Statutes and Chapter 1A-46, Florida Administrative Code. In the event that significant archaeological materials or unmarked human remains are encountered then the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Upon completion of ground disturbance activities, a final monitoring report shall be submitted to Trisha Logan, Historic Preservation Planner, ([tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) / 954-828-7101) for the record of the City and prior to issuance of a Certificate of Occupancy. The report should detail the monitoring and include an assessment of significance of any discoveries.

9. This project is 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.
10. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. This documentation will be required for proceeding to PZB.
11. Update the general project narrative to address how the project maintains waterway views and encourages the preservation of waterways based on the project location in Central Beach.
12. Provide the following changes on the site plan:
  - a. Increase the sidewalk width to a minimum of 10 feet to accommodate high pedestrian traffic;
  - b. Change the material of the sidewalk to concrete consistent with existing sidewalks in the area;
  - c. Switch the sidewalk and street trees by placing the sidewalk internal to the site thereby providing a landscape buffer for pedestrians;
  - d. Reduce the width of the curb cuts to increase the safety for pedestrians crossing;



- e. Identify all site features on the site plan. There is note for pedestrian gate to the public plaza area but it is not labeled on the site plan nor are details provided;
  - f. Indicate any proposed off-site improvements such as pedestrian crossings or other enhancements needed; and
  - g. Increase the number of bike racks and locate such in more visible and accessible locations. This includes bike rack for employees with possible location on the southwestern portion of the site near loading, bike rack near entrance of public plaza, and where possible locate near covered areas.
13. Provide the following changes on the building elevations:
    - a. An emphasis should be placed on the first floor pedestrian experience by incorporate a higher floor to ceiling clearance height minimum of 18 to 21 feet;
    - b. Increase types of building material for the lower pedestrian level with high quality building materials and finishes just not stucco;
    - c. Lower planter level fronting the public realm should contain a varying material from the overall building give the proximity and visibly to pedestrians; and
    - d. Provide additional details and images on building materials including but not limited to railings, louvers, acrylic lens, and decorative artificial green wall.
  14. As proposed, there is over 13,000 square feet of restaurant bar area in the project. The plans contain a note that states such use is restricted to hotel patrons only; however there is a separate entrance provided for the outdoor cafe. Provide additional information on how this will be restricted and enforced.
  15. As proposed, the applicant is utilizing right-of-way for valet circulation between this site and the proposed Bahia Apartments, DRC Case PLN-SITE-20040006, located immediately west of the site. Refer to Engineering comments to determine if utilizing right-of-way for valet movement is permitted.
  16. Provide a vehicular movement plan that demonstrates the following:
    - a. Stacking requirements per the ULDR so such stack does not encroach into the right-of-way;
    - b. Linear distance from valet area to intersection;
    - c. Linear distance from valet area to closest point of fire truck access; and
    - d. Turning movements into the valet area from the west.
  17. Update the site data with the following:
    - a. Building floorplate size for each level above the ground floor; and
    - b. Expand the open space calculations to include a breakdown of plaza area, pervious area, etc.
  18. Provide information related to the seawall height and compliance with the City's ULDR regarding enhancing the seawall.
  19. Pursuant to ULDR, Section 47-12.4, contain list of nonpermitted uses, and Section 47-12.5.F contains permitted uses. Be advised the project will be subject to list of permissible and nonpermitted uses per the SBMHA Zoning District. Provide a note on site plan sheet indicating compliance with these ULDR sections.
  20. Pursuant to ULDR, Section 47-12.5.F, District Requirements and Limitations, SBMHA District;
    - a. No structure shall be constructed within a 20-foot front setback and there are features proposed within the 20-foot including canopy and elevated dining area. Provide the depth of the canopy on the elevations depicting the amount encroaching into this area and indicate the depth of the dining area;
    - b. Side setback contains pool equipment and cabanas which are not permitted. Pool equipment may be permitted if such equipment meets ULDR, Section 47-19.2.S; and



- c. Building height shall not exceed 120 feet. Height is measured to the uppermost part of the roof structure. It appears measured to bottom of such. In addition, clarify if grade is correct with Building Floodplain Manager, Richard Benton, [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov)
21. Pursuant to ULDR, Section 47-20, Parking and Loading Requirements, as proposed the required parking will be located on the Bahia Apartments Site Plan, DRC Case PLN-SITE-20040006, located immediately west of the site. The parking requirements for this site is 96 spaces and according to the site data for DRC Case PLN-SITE-20040006, required parking is 162 space, which totals 258 spaces. The total provided parking is 229. Address this issue.
22. Pursuant to ULDR, Section 47-20, Parking and Loading Requirements, as proposed the applicant will need to execute a valet parking agreement and off-site parking agreement prior to Final DRC.
23. Pursuant to ULDR, Section 47-25.3.A, Neighborhood Compatibility, rooftop mechanical equipment shall be screened with architectural material that blends with the overall design of the project and be designed as an integral feature to the building volume. Metal louver screening should be replaced with more substantial architectural elements and material due to the high visibility of this project. In addition, provide spot elevations demonstrating adequate screening of mechanical equipment and images of proposed screening.
24. Discuss public access area or easements for the proposed public plaza and hours of operation. Applicant shall provide the public access to any public accessible areas. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City. Provide separate graphic depicting such areas to correlate with such.
25. Additional detail drawings and cross sections are needed for areas where there are elevation changes such as the outdoor dining to sidewalk, the frontage along the street, and the change in elevation between the project and plaza leading to the waterway.
26. Coordinate with the Transportation and Mobility Department regarding the necessary pedestrian improvements or other off-site improvements.
27. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
28. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

## **GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):



29. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
30. 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.
31. Additional comments may be forthcoming at the DRC meeting.



# Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Tuesday, May 05, 2020

Trisha Logan,  
Planner III, HPB Liaison  
City of Ft. Lauderdale Urban Design & Planning Division  
700 NW 19<sup>th</sup> Ave  
Ft. Lauderdale, FL 33311  
t. 954.828.7101  
e. [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)

Re: 3001 Harbor Drive, Ft. Lauderdale  
Folio #: 504212240090; 504212240100  
Received: 4.22.2020

Trisha Logan,  
In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced subject property and proposed project in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property, consisting of 1<sup>(+/-)</sup> acre and includes Lots 12 and 13, of Ocean Harbor (26-39) plat. The subject parcel is comprised in part from artificial land. It was first developed after the 1940s and has been vacant since 2019 when the parcel was cleared of any structures. The subject property is located in the Fort Lauderdale Beach Barrier Island Zone, an area considered to have very high potential for archaeological site deposits. There are no previously recorded archaeological resources located within the subject property, though the subject property is located adjacent to previously identified site 8BD4826, the 3<sup>rd</sup> Fort Lauderdale site that components of Glades, Seminole, and Territorial and twentieth century occupation. The subject property is located within the boundaries of previously identified Harbor Drive Historic District Resource Group (BD4463).

## Opinion

Based on site factors including the condition and development history of the subject property, proximity to known resources, and other data, it is my opinion that there is a low-to-moderate potential for the occurrence of significant archaeological deposits within the subject property.

## Recommendations

1. It is recommended that a professional archaeologist monitor all ground disturbance activities within the parcel.
  - a. The purpose of the archaeological monitor will be to observe, record, and collect archaeological discoveries as they deem appropriate and to identify significant archaeological deposits.
  - b. The archaeologist shall be empowered by the developer/owner/agent to halt ground disturbance activities in the event that a significant discovery is made.
  - c. If, upon visual observation of ground-disturbances, the professional archaeologist deems the subject property does not contain archaeological deposits and that archaeological monitoring is not necessary, the archaeologist shall provide a letter to the Historic Preservation Planner requesting to change these requirements.

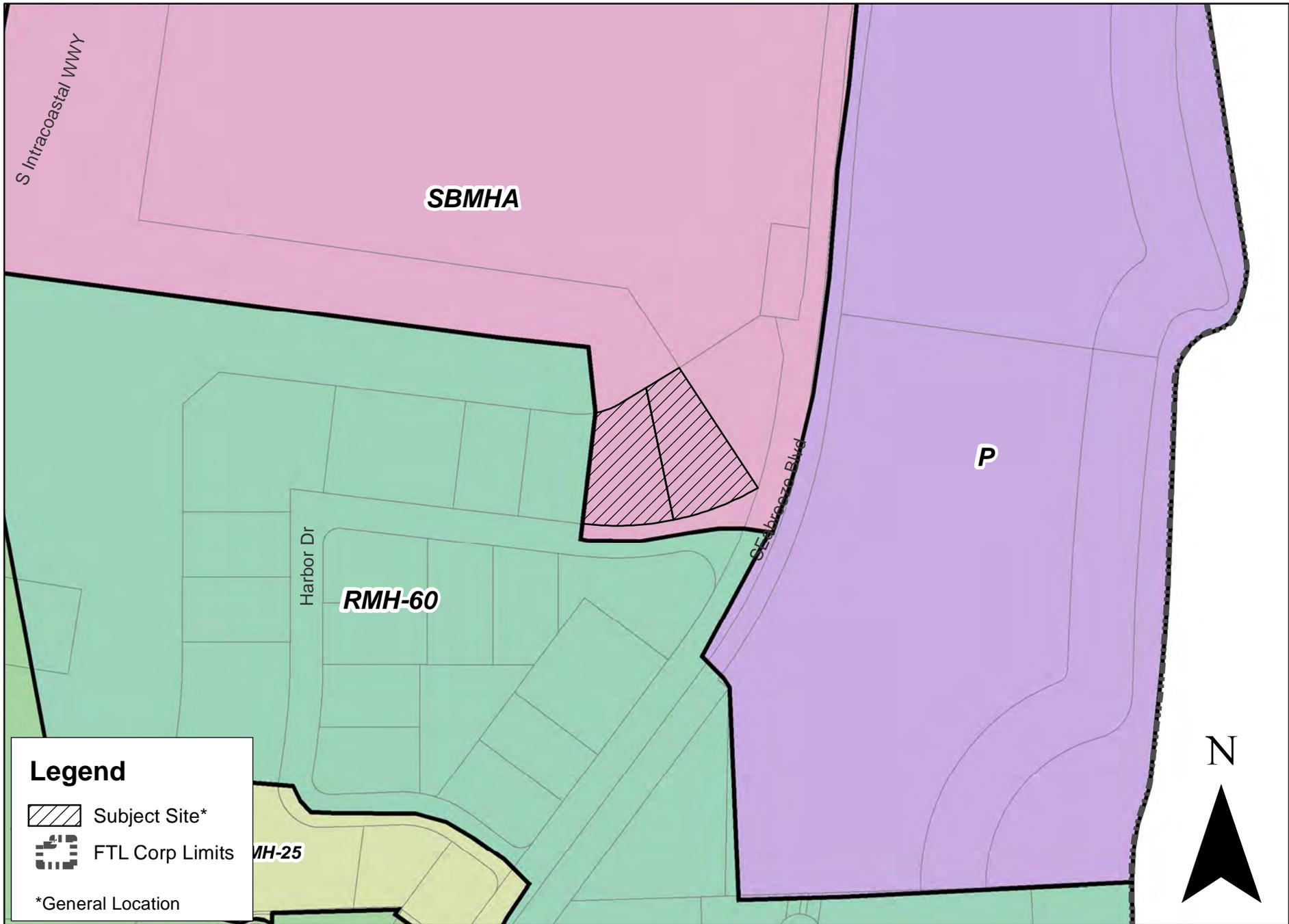
- d. Upon completion of monitoring work, a final monitoring report shall be submitted to the City's historic Preservation Planner, Trisha Logan ([tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) / 954-828-7107) for review, determination of significance, and additional actions. The report should detail the dates and activities of monitoring, discoveries, additional recommendations, and identify the disposition of the archaeological collection. conform to the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code*.
  - e. All archaeological work shall be conducted by a preservation professionals who meet the Secretary of the Interior professional standards (36 CFR part 61 *as amended*) and all work shall conform to Chapter 267, *Florida Statutes* and the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code*.
2. In the event that unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions about this determination or recommendation.

Sincerely,



Matthew DeFelice, M.A.  
President / Archaeologist, CAHR, Inc.



# PLN-SITE-20040008