



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 11, 2020

**PROPERTY OWNER:** Sunnyvale Corp. NV & Osborn Construction Engineers, Inc.

**APPLICANT/AGENT:** Richard Berrie / Berrie Architecture & Design, Inc.

**PROJECT NAME:** Claridge Oakland Park

**CASE NUMBER:** PLN-SITE-20070002

**REQUEST:** Site Plan Level III Review: Conditional Use for Waterway Use, Mixed Use Development with Allocation of 108 Residential Flex Units and 4,000 Square-Feet of Retail Use

**LOCATION:** 2900 – 3000 East Oakland Park Boulevard and 3000 NE 30th Place

**ZONING:** Community Business (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Linda Mia Franco



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. Indicate code compliant sprinkler system per FBC
6. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
7. Designate Fair Housing Provisions FBC Accessibility.
8. Detail required fire rated walls
9. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602.
10. Elevators hoistways and elevator lobbies shall comply with FBC Chapter 30
11. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006
12. Show Exit discharge leading to the public way for all exits

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

1. On 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-20070002

**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 engineering standards:

1. Provide 10' x 15' (min.) permanent Utility Easement for the proposed (4) four-inch water meter located within the proposed development for City Maintenance access.
2. Provide 10' x 15' (min.) permanent Utility Easement for the proposed first private sanitary sewer manhole located within the proposed development for City Maintenance access.

**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting, please provide updated plans and written response to the following review comments:**

1. Provide copy of Pre-application meeting memorandum with FDOT for the conceptual design for the grading changes, vehicular access and utility connection along the state access road.
2. 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>
3. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements.
4. Label proposed water service connections and sewer lateral sizes, material and slopes on Water and Sewer Plan. Also provide disposition of existing services (i.e. water services and sewer laterals).
5. Please contact [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov) to obtain record files for the existing City utility infrastructure in the project vicinity.
6. Provide and denote on plan applicable City Standard Detail for propose water and sewer improvement on City right-of-way or utility easements.
7. Proposed privacy wall, pool equipment, pool deck, what appears to be pool bar, irrigation and landscaping shall not be constructed within the existing (8) eight-foot utility easement (ORB 4797, PG.110, B.C.R.).



8. 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.
  - a. 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).
  - b. 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. Coordinate as appropriate with the respective FDOT agencies for mitigation of additional runoff within those jurisdictions E. Oakland Park Blvd.
9. Show proposed roadway improvement on paving plans. Restoration due to road cuts for utilities or curb cuts must include full lane width for 50' minimum length on City Right-of-Way jurisdictions.
10. Provide and label typical roadway cross-sections showing proposed improvements.
11. 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. sidewalks, driveways.) 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.
12. Provide dimensions, pipe diameters and invert elevations for proposed drainage structures.
13. Private stormwater infrastructure is not permitted in City Right of Way or City drainage easements. Please remove any proposed or existing stormwater systems that are not in compliance with this requirement.
14. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum on-site stormwater management criteria will be met.
15. 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.
16. Provide grades/details/sections on 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 proposed sidewalks. Coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
17. Contact the Floodplain Manager, Richard Benton at [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.



18. Please provide an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
  - a. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach nor swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond subject private property boundaries.
19. Be advise, 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.

### Marking and Signage Plan

20. Provide engineering marking and signage plan. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
21. 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.
22. 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.
23. Provide disposition of existing down guys located along NE 30 Place that encroach within the proposed development.
24. 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.
25. 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 enough height clearance is provided within garage for truck access.
26. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.



27. A minimum of (12) twelve feet wide lane must be provided on both sides of the proposed column for the parking garage ramp per ULDR Section 47-20.5.C.3.b.i. Depict on plans whether a raised separator or striping will be utilized to separate the lanes.
28. Sheet A0-05: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
29. 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 to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
30. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
31. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20070002

**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. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
4. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Please provide the Street trees 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. 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 as street trees.
  - b. Please illustrate measured distance between the street trees.
  - c. Along NE 30 PL are the overheads being relocated to allow the large shade tree street trees?
  - d. There appears to be room for an additional street tree west of the Bell South manhole if the wood power pole is removed. Please verify.
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. Illustrate and label the horizontal clearance from tree trunk to edge of offsite utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
- a. Please illustrate offsite underground utilities on Landscape plan.
7. Sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements. They shall be constructed on all public streets abutting the plot, except as hereinafter provided. Such sidewalks shall be constructed to standards established by the city engineer and located as determined by the city engineer, generally at the edge of the right-of-way. However, no person shall be required to construct such sidewalks when one (1) or more of the following conditions are found to exist:(1)The city commission has not made a determination that sidewalks are desirable;(2)The engineering division has determined that a drainage problem exists or will be created by such construction;(3)Adjacent properties have not been improved with sidewalks;(4)No sidewalks were constructed in the original subdivision development; or(5)The adjacent right-of-way is less than fifty (50) feet in width.(d)The conditions set forth in paragraphs (c)(4) and (5) of this section shall not operate to relieve an owner from such construction requirement if the majority of properties within two hundred fifty (250) feet of the subject property have been improved with sidewalks.(e)Any person aggrieved by an adverse decision of the city engineer may appeal such decision to the board of adjustment, pursuant to section 47-31.
- a. It appears that a sidewalk is required along the north side of the proposed development. Along with the front yard requirement the street trees should have adequate horizontal spacing from the structure. Please propose street trees between the curb and sidewalk with Structural soil or other approved product for root growth under paved areas.
8. For parcels on a waterway, the first twenty (20) feet of the yard fronting on the waterway shall be landscaping. Measurement shall be from the existing bulkhead line. When the parcel is used for marina or yacht club purposes or for other businesses which are established primarily to repair or service watercraft, the waterway landscape area setback is not required.
- a. There are proposed structures within this landscape area requirement.
9. Please verify that the requirements of Section 47-25.3. Neighborhood compatibility requirements are being met for 47-25.3.A.3.d.





10. Within the Landscape calculations please indicate the on-site landscape area in square feet.
11. Small maturing trees must be located a minimum of seven and one-half feet away from structures.
12. 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
13. site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
14. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
15. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation
  - a. Tree number 16 Live Oak is indicated to be in 60% condition. Please investigate relocation of this tree that it may be saved onsite.

### **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 insure 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.



**Case Number:** PLN-SITE-20070002

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. There should be a secured valet key management system for the vehicles on site.
16. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

**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-20070002

**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 7:00 pm within 250 feet of residential.
5. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
6. Recommend trash chute accommodate recycling.
7. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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).
12. Draw containers on the site plan.
13. 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. Please detail how and where collection will take place on the site.



Case Number: PLN-SITE-20070002

**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Proposed driveways on State-maintained roadways and intersection influence area must be approved by the Florida Department of Transportation (FDOT). Please provide the FDOT pre application access management letter.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
5. 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.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
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. Add the dimension, clearances and slopes of the walkways.
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. Look to 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. Sign off is 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-20070002

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal. A listing of officially recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Commercial on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for submittal, and the applicant is responsible for all public notice requirements (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.
4. This application is subject to Unified Land Development Regulations (ULDR), Section 47-27.4.A.2.c, Public Participation requirements. Prior to submittal of the application to the Planning and Zoning Board, a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are 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.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

5. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
6. 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. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
7. Pursuant to the Unified Land Development Regulations (ULDR) Section 47-28, the proposed project requires allocation of residential flex units. Verify the availability of flex units. Contact Jim Hetzel, Principal Urban Planner at [jhetzel@fortlauderdale.com](mailto:jhetzel@fortlauderdale.com) and include the flex unit request in the application project narrative and demonstrate that the use of flexibility units meets code criteria, supports and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.
  8. Indicate the project's compliance with the following ULDR, sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
    - a. Section, 47-25.2, Adequacy Requirements. Revise as needed, when capacity letter has been received.
    - b. Section 47-28, Flexibility Rules
    - c. Section 47-18.21, Mixed Use Development
    - d. Section 47-24.3, Conditional use permits requirements for MXU
    - e. Section 47-25.3, Neighborhood Compatibility Requirements
    - f. Section 47-23.8, Waterway Use - Explain how the proposed project, specifically the proposed height and massing "preserves the character of the neighborhood, harmonizes with other development in the area, and protects and enhances the scenic quality of the waterway." Please note, application, narrative and associated information needs to indicate request for Waterway Use.
  9. Please clarify on application and on survey what the assemblage of parcels and addresses are that encompass the project. There is a discrepancy of 2900 East Oakland Park Blvd. and 2019 E. Oakland Park Blvd. It appears the address should be 2910, please clarify.
  10. The square footage on the application for the building was revised after original submittal, please revise narrative, plans and any other documentation to indicate consistent square footage and revise building height to be legible on the application. Also include a new application that is readable.
  11. Park impact fees apply to residential units in a development, please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at:  
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>





12. As designed, the proposed building is out of character and scale and results in a canyon effect on the waterfront and Oakland Park Boulevard. Discuss and incorporate the following design modifications:

- a. Reduce overall building height and mass by breaking down the building into separate floorplates/tower forms in order to minimize impacts on the surrounding area. Building floorplates that have a more slender appearance, provide more light and air between towers on the subject site, as well as adjacent buildings and at street level, resulting in a more compatible development form for the neighborhood;
- b. To further break down the mass and create less monotonous building walls, line the parking garage with habitable space and provide variation and articulation of the building facades as well as podiums step-backs.

All building facades should be addressed, including the elevations on the interior side of 30<sup>th</sup> Place. It should not be treated as the back-of-house.

- c. Consider the following additional design considerations:
  - Organization of building's mass should contain different elements that articulate a tiered effect rather than predominately vertical;
  - Separate the buildings to minimize building footprints and enlarge open space plaza and pool area to the south to create openness throughout the project and provide broader waterway views;
  - Break up the building length by emphasizing vertical elements or proportions, stepping parts of the building and varying the materials in a vertical manner;
  - Provide recessing and projecting elements to avoid flat repetitive facades;
  - Emphasize Skyline drama through roof design to be integrated into the overall design, not just to screen mechanical equipment; and,
  - Provide variation of wall articulation by the pool area to create pedestrian respite spaces with landscape opportunities that enhance amenities facing the street.

d. It is recommended the parking garage is lined with habitable space. Where liners are not possible, ensure screening is made of high-quality, durable materials, such as metal, stone, glass, concrete and plaster are encouraged for ground floor and parking pedestal.

Also, where structured parking must be exposed, exceptionally creative solutions should be explored in order to mitigate visual effect of parking garage. Provide detail drawings, including sections, of the proposed garage screening on east elevation. Show material types and color, including any proposed grill/vision barriers. Indicate type of lighting and noise consideration. Indicate where ventilators will be placed on plans.

e. If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.



Provide garage screening details and cross-sections.

13. Provide the following changes on site plan:
  - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks;
  - b. Show centerlines of all adjacent ROWs and dimension widths;-
  - c. Pursuant to ULDR Section 47-18.21.J. Sidewalk Requirements - Provide minimum seven (7) foot wide sidewalk along the street abutting the property proposed for a mixed used development (MXU);
  - d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such;
  - e. Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit;
  - f. Breakdown parking calculations for all uses on site data table and indicate a breakdown of required and proposed parking based on residential unit types;
  - g. If the proposed ground level retail use is going to be a restaurant, parking requirements need to reflect the use;
  - h. Provide required open space for MXU and show in site data table;
  - i. Provide all dimensions for the docks and finger piers measured from the property line or the wetface of seawall, whichever is less;
  - j. Show a dotted line within the waterway that represents to maximum distance a vessel may encroach into the waterway per code of ordinance section 8.91; and,
  - k. If the length of the property along the waterway is less than 300 linear feet, only two boatlifts are allowed; one per 100 linear feet, Additional boatlifts will require separate approvals.
14. Pursuant to ULDR Section 47-23.8, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required 20-foot yard shall not be used or developed for any purpose other than landscaping and the minimum number of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. The proposed encroachment into the 20-foot landscape area will require approval by the Planning and Zoning Board.
15. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Pursuant to ULDR, Section 47-25.2.M.6. Adequacy requirements/Transportation/Pedestrian facilities: Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;



- b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
- c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
- d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
- e. Consult the Association of Pedestrian and Bicycle Professionals [APBP] for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org>. For more information on bicycle parking standards, please email Benjamin Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov).

16. In order to create a walkable and comfortable experience along the street, provide adequate shade trees along the sidewalk. In addition to understory landscape to provide a suitable buffer.

Street trees shall be planted and maintained along the public right of way abutting the property to provide a canopy effect. These trees shall be planted at a minimum height and size in accordance with the requirements of ULDR Section 47-21. Discuss shade tree types with the Landscape Representative.

17. Is pedestrian lighting proposed along the City Right-of-Way? If not, consider implementing to enhance the pedestrian experience utilizing Crime Prevention Through Environment Design (CPTED) principles as an effective use of the built environment, while decreasing the opportunity for crime.
18. In order to most effectively animate the pedestrian environment at street level and provide more transparency to the waterway, ensure ground floor windows are of clearest glass permitted by the Florida Building Code.
19. Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
20. Pursuant to ULDR, Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materials

Please note any proposed signs will require a separate permit application.

21. Provide a pedestrian access and circulation plan that shows pedestrian connectivity throughout the site. Crosswalks and sidewalks should be wide and ample to enhance the pedestrian experience, accommodate higher volumes of pedestrians and provide other amenities for respite opportunities.



In addition, pursuant to ULDR Section 47-20.5.B. address the pedestrian/vehicle conflicts indicated on site plan to assure a safe and comfortable pedestrian experience, including:

- a. Provide a minimum 7-foot wide sidewalk at the access road along East Oakland Park Boulevard, per MXU requirements and redesign plaza area adjacent to the waterway area, where there is an opportunity to enhance the pedestrian experience and public realm to access the residential and retail uses along with the plaza amenity adjacent to the waterway; and,
- b. Extend the sidewalk along NE 30 Place along the south, parallel to the pool area to allow for well-defined and safe pedestrian circulation. Provide dimensions of sidewalks and landscape areas along the streetscape.

22. Provide the following changes on renderings and add ground-level perspectives:

- a. Add a key map to identify location where perspective point is taken from on site. Include various areas throughout the site to provide a comprehensive composition of the entire project;
- b. Accurately depict cladding materials and details; and,
- c. Provide perspectives from a pedestrian ground-level as viewed from the street, at eye-level to depict streetscape experience along the perimeters of the project, including public realm experience at plazas, courtyard, etc. Provide perspectives from all sides, including from the Intracoastal Waterway.
  - Show how parking podium along streetscape will address human-scale environment and framework.

23. Elevations:

- a. Provide height of building based on finished floor at grade for entire building height to the roof level and parapet; without the added NAVD height. NAVD can be shown as separate dimension. Please adjust overall height with the new finished floor elevation of 8.0 NAVD;
- b. Please not preliminary flood maps are changing from an ae-5 to an ae-7 with a required finished floor elevation of 8.0 NAVD, redesign to this FEMA requirement; and,
- c. Ensure elevations show mechanical equipment is screened for all buildings pursuant to ULDR Section 47-19.2.1 and show a dotted line that represents the maximum height of the equipment and depict that the proposed screening provides the minimum 6 inches above the tallest piece of equipment requirement.

Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof, as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height.



24. Provide a photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.

Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14). Provide total height of light pole on sheets.

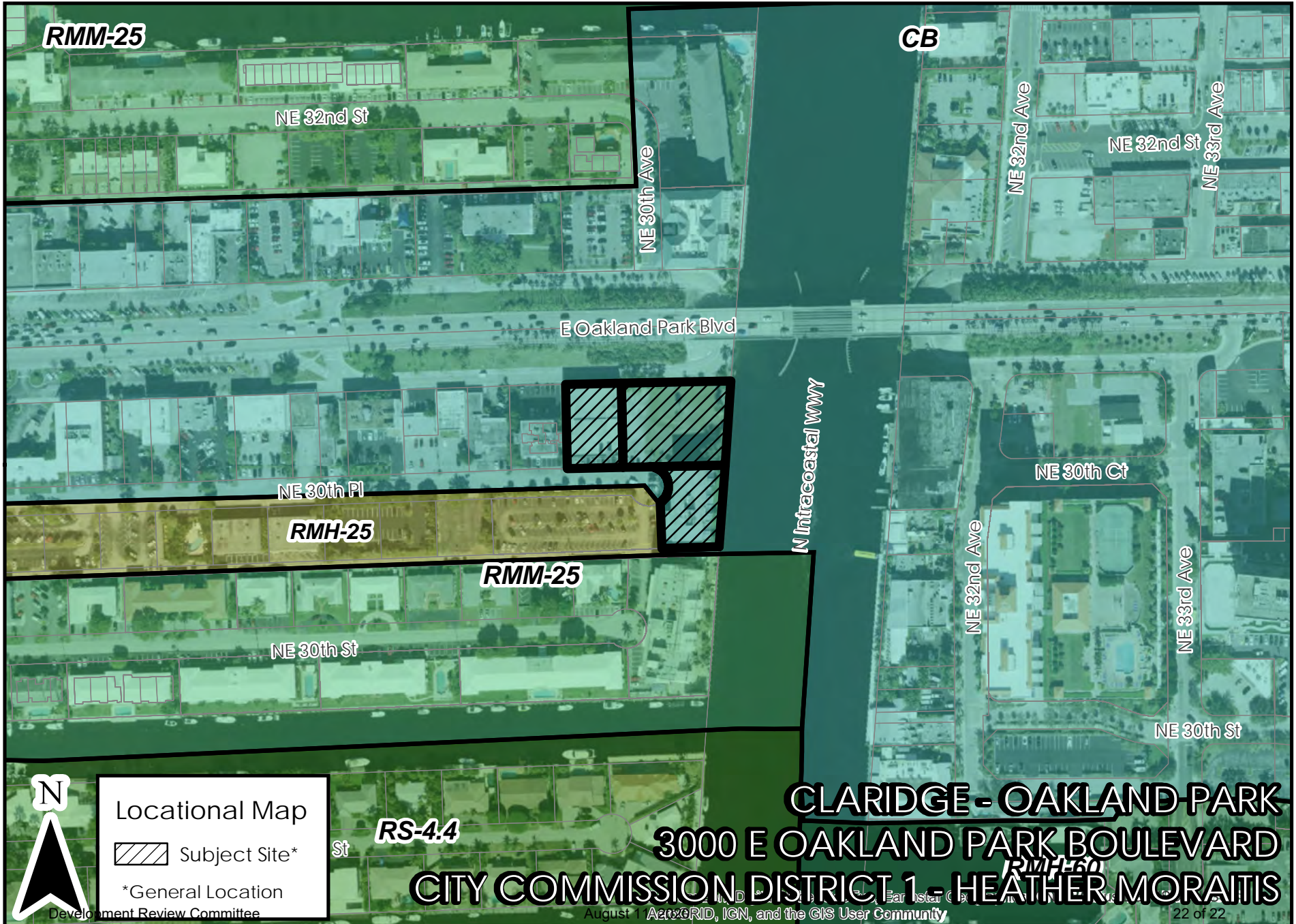
25. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

26. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
27. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
28. 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.
29. An additional follow-up coordination meeting is required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZB sign-off, please schedule an appointment with the project planner, Linda Mia Franco, AICP via email (lfranco@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
30. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



Locational Map

 Subject Site\*

\*General Location

Development Review Committee