



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 25, 2020

PROPERTY OWNER: FLL Hospitality, LLLP.

APPLICANT/AGENT: Greenspoon Marder, LLP. & Adache Group Architects

PROJECT NAME: Aloft Hotel

CASE NUMBER: PLN-SITE-20070017

REQUEST: Site Plan Level III Review: 138-Room Hotel with
Associated Parking Reduction

LOCATION: 501 SE 24th Street

ZONING: Boulevard Business (B-1) and Residential Office (RO)

LAND USE: Commercial

CASE PLANNER: Yvonne Redding

Case Number: PLN-SITE-20070017

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. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602.
9. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
10. Dimension accessibility requirements to site per FBC Accessibility Code
11. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
12. Adjoining public and private property shall be protected from damage during construction and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs FBC Section 3307.

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?nodeld=C_OOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

Case Number: PLN-SITE-20070017

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 the proposed 4 Inch water meter 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. A pre-application meeting with FDOT for the propose construction along State Road 84 is highly recommended. Please provide memorandum or documentation showing FDOT acceptance of the development plan as it relates to the public sidewalk, vehicular access, drainage and utility relocation on S.R. 84 (SE 24th Street).
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.
3. As per "Survey Notes" No.5, property survey has not been abstracted for right-of-way, easements, ownership, or other instruments of record. Please provide a current signed and sealed boundary and topographic survey based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
4. Proposed private storm drain domestic and fire service lines shall not traverse the existing 16' alley Public right-of-way.
5. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.



6. Revise Section E-E to provide 1"-2" driveway swale as per detail C1.3R
7. Provide typical roadway sections on SE 23rd Street at swale locations demonstrating compliance with standard detail D4.2R.
8. As shown on Vehicular Circulation Plan, alley way east of proposed development must be improved for accessibility. Please show proposed improvements along the 16' Alley on paving and drainage plans.
9. Provide stormwater drainage system for the proposed and or required Alley way improvements.
10. 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. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
11. 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.
12. 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 and or proposed public storm drain infrastructure
13. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
14. Show and label all existing and proposed utilities (utility type, material and size) on landscaping plans for potential conflict, especially existing storm drain pipe within adjacent Right-of-Way.
 - a. 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).
 - b. 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.
 - c. 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.
15. 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.



16. 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.
17. 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.
18. 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.

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: PLN-SITE-20070017

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. 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 that a continuation of the planting materials that has been established to west be continued in similar fashion for this project along State Road 84.



- b. Section 47-23.9 Interdistrict corridor requirements; refers to maintaining sufficient landscape area to support proper shade tree growth. Also within this section it refers to permitted within the 20 feet yard such as Landscape, Outdoor dining and Enhanced pedestrian amenities. It appears that the structure protruding out into the 20 feet requirement along State Road 84 is limiting the area for tree and palm tree installation. Please verify if this structure is able to be located within the 20 feet yard requirement.
 - c. As the sidewalk along SE 23rd ST is being reconstructed the use of Structural soil or other approved product will be required under the sidewalk adjacent the large maturing shade trees.
4. 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.
 5. Illustrate and label the horizontal clearance from tree trunk to edge of 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 the horizontal clearance on Landscape plan.
 6. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. Proposed underground utilities along SE 23rd ST appear to be within the horizontal clearance requirements. Please shift the proposed underground utilities now showing in the right of way, this area is required for the site's streetscape.
 - b. In lieu of placing the proposed relocated street light pole along State Road 84 in an area creating a conflict with a code street tree. Please shift the street light away from the Landscape area that a street tree may be proposed.
 7. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
 - a. Please illustrate all light poles with a horizontal clearance from trees on Landscape plan.
 8. *Section 47-5.60.C. Compatibility requirements.* All non-residential uses in the Residential Office (RO), Limited Residential Office (ROA) and Planned Residential Office (ROC) Zoning Districts are permitted to allow vehicular use areas to encroach into the bufferyard requirements subject to [Section 47-21.9](#), Landscape requirements for vehicular use areas, and may provide a fence in lieu of a wall as indicated in Section 47-25.3.A.3.d., Bufferyard Requirements, of [Section 47-25.3](#), Neighborhood Compatibility Requirements of the Unified Land Development Regulations. Yard requirements Section 47-5.60.D.6 for the RO site has requirements of a 25 feet front yard, 10 feet side yard and a 20 feet rear yard. While the vehicle Use Area may encroach in these yard requirements a wall or fence is required if the VUA is within these yard requirements. Sheet A-1.1B is showing the front yard at 24'-11" to 24'-3" side yards 5'-4" and 4'-9" and rear yard at 8'-1" to 8'7".



9. For the RO portion of the development please verify the landscape area of Section 47-21.13.B.3 or ...4 is to be met. Sheet A-1.1B shows that the front yard is being encroached upon.
 - (3) A minimum of thirty-five percent (35%) of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent (20%) VUA landscaping may be used toward fulfilling the gross thirty-five percent (35%) minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but need not be planted nor maintained by an irrigation system.
 - (4) When no parking areas or circle driveways are between the front property line and front building setback line, the minimum gross lot landscape requirement may be reduced to twenty-five percent (25%) of the parcel of land. Please include the percentage calculation within the Landscape calculations of the VUA portion of the site.
10. As per Section 47-21.12.C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper, and shall be evenly distributed between interior and perimeter landscape areas.
 - a. Trees that count towards the VUA requirement are to be within 10 feet of the edge of the VUA.
 - b. There appears to be no proposed shade trees of 3.5 inch caliper for the VUA.
 - c. Please propose tree islands within the VUA to fulfill the code tree count requirement.
11. As per Section 47-21.9.G.2. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
12. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
 - b. Comment #11 and #12 pertain to the Vehicle Use Area proposed to meet landscape area width requirements for trees.
 - c. Please illustrate landscape widths on Landscape plan.
 - d. Please propose tree islands within the VUA area to accommodate large maturing shade trees that will relive the heat island effect of the large area of pavement.
13. Shade trees must be minimum of fifteen located a feet away from structures.
 - a. It appears that shade trees proposed within the perimeter landscape are within 15 feet of adjacent structures. Please illustrate horizontal clearance between tree and structure.
14. Along the west side of the proposed VUA, please provide large shrub plant materials to help mitigate the head lights from vehicles parking next to the adjacent residential property.
15. Existing trees to remain; as sidewalk is to be redone adjacent to trees #15 & 16 and at tree#20 extending and reconstructing the paved area, please provide the impact this will have upon their root system and how the work is to be done as not to become a violation of city ordinance of tree abuse.



16. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
17. Additional comments may be forthcoming prior to DRC sign off.

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.



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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. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
 - a. Site plan should show what percent of a parking reduction is being requested.
 - b. A parking reduction order will need to be recorded.
5. If Valet operations are to be provided, the Valet operations must not use public right of way for circulation. Given the layout of these development sites, 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 the alley way, Federal Highway, and SR 84 due to the valet services.
6. 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.
7. A valet agreement will be required Pursuant to the ULDR Section 47-20.18. B.



8. 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.
 - a. The 90-degree parking stalls in the parking lots only have a 20 feet wide drive aisle, the minimum drive aisle width requirement is 24 feet.
9. 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.
10. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
11. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
12. 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.
13. 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.
14. 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.
15. Additional comments may be provided upon further review.
16. 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-20070017

CASE COMMENTS:

Please provide a response to the following:

- 1) The site is designated Commercial 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.
- 2) 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.
- 3) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 4) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee are required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 5) A separate application and fee are required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.



- 6) Provide the Pre-Application letter from the Florida Department of Transportation (FDOT). The letter should include any and all improvements proposed along SE 24th Street (State Road 84) and South Federal Highway, including signage, landscaping and ingress/egress.
- 7) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-20.3, Parking Reductions
 - b. Sec. 47-23.9, Interdistrict Corridor Requirements
 - c. Sec. 47-25.2, Adequacy Requirements
 - d. Sec. 47-25.3, Neighborhood Compatibility
- 8) Please contact Benjamin Restrepo at BRestrepo@fortlauderdale.gov regarding the Parking Reduction methodology. Valet service including drop off and pick up should be contained on the parcel to the north only. The alley may not be used for circulation or valet functions. This may affect your parking reduction request. Provide additional information regarding the proposed valet functions. Per the ULDR six (6) Vehicular Reservoir Spaces are required. Please provide the required dimensions on the site plan for each required space 10 feet x 12 feet.
- 9) Please remove the "Mechanical line of site" diagram shown on page A-2.3. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.
- 10) Provide the following changes on the site plan:
 - a. Remove valet functions from the south parcel providing all valet functions on the north parcel.
 - b. Provide a safe pedestrian crosswalk properly delineated from the north parcel to the south (hotel) parcel.
 - c. Provide the required handicap path from the valet drop off to the nearest entry/exit door.
 - d. Provide improvements within the alley from Federal Highway to the western most property line.
- 11) Provide location, renderings and details pertaining to all proposed signage. Signage is approved under a separate permit application.
- 12) Contact the Building Representative, Noel Zamora, and Chief Fire Plans Examiner, Bruce Strandhagen, regarding the proposed building separation and construction impacts on adjacent structures.
- 13) Per the ULDR, height is measured to the top of the roof slab if the parapet wall is 42 inches or less in height. The roof shading structure must be removed. Provide a detailed emergency evacuation plan for the moveable roof furniture including, tables, planters, shading devices and seating areas.
- 14) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Provide lighting fixture details on photometric plan. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. 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 (Sec. 47-20.14).



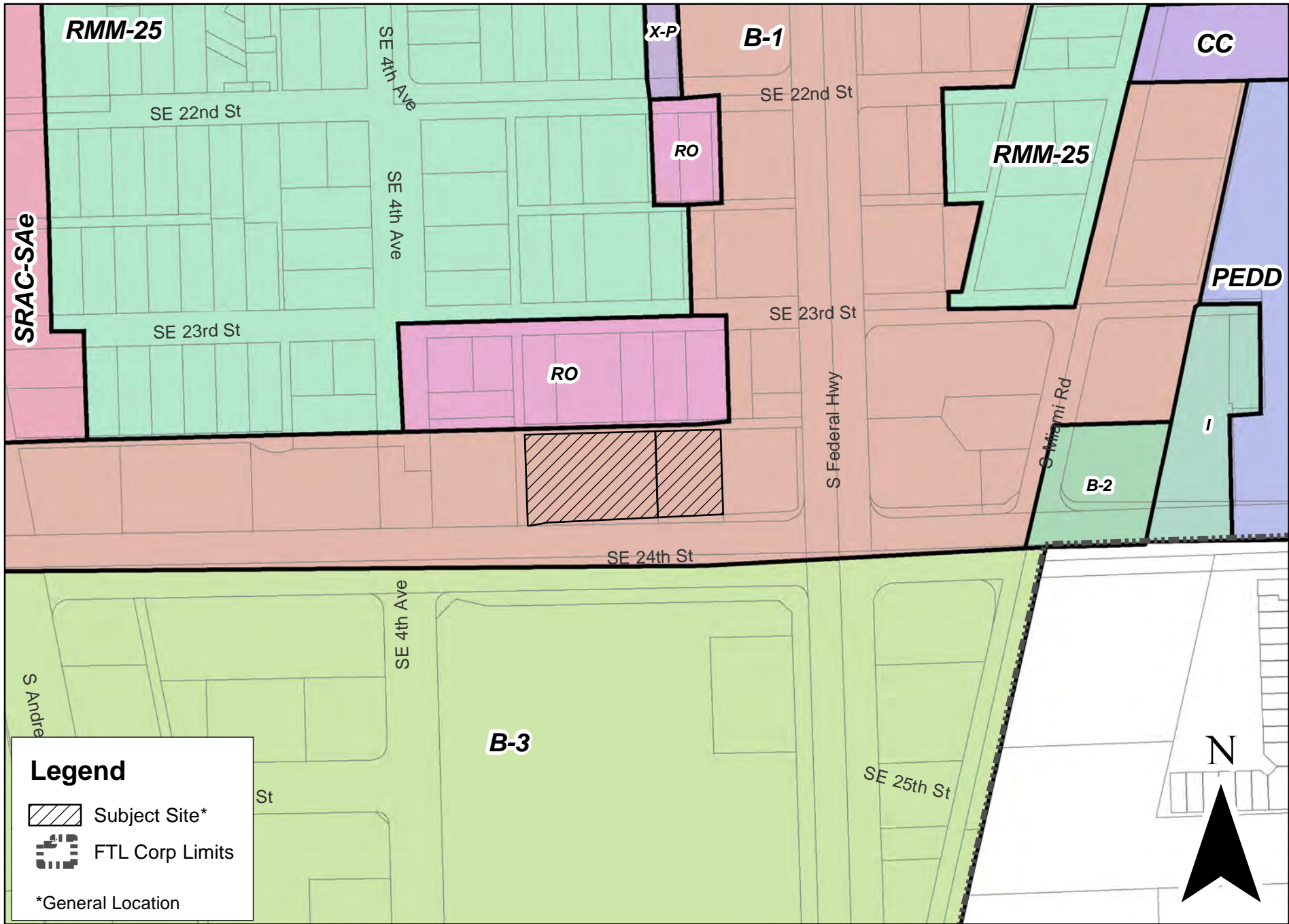
- 15) Owner recognizes and acknowledges that the subject property, upon which this application has been filed, should not be divided into separate parcels owned by several owners. The said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
- 16) Provide appropriate landscape materials or wall/fence to shield vehicle lights from abutting residential properties.
- 17) Provide construction staging plan which includes hours of operation, debris mitigation, crane operations and employee and/or equipment parking and storage. A revocable license application may be needed and would require a separate application.
- 18) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a) Per 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.
- 19) Coordinate with the Floodplain Manager, Richard Benton, for floodplain inquires. (Email: RBenton@fortlauderdale.gov, Phone: 954-828-6133). Section 60.3(c)(3) of the NFIP regulations states that a community shall:
 - (1) "Require that all new construction and substantial improvements of non-residential structures within Zones AI-A30, AE, and AH on the community's FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level, or (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy."
 - (2) Below-grade parking garages are permitted beneath non-residential buildings in Zones A1-A30, AE, and AH provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards provided above in Section 60.3(c)(3)(ii). Only below-grade parking garages in non-residential buildings that are dry floodproofed are permitted under the NFIP.
 - (3) Guidance on floodproofing is provided in the FEMA manual "Floodproofing Non-Residential Structures" and in Technical Bulletin 3, "Non-Residential Floodproofing — Requirements and Certification."
- 20) 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 COMMENT

- 21) 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.
- 22) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ sign-off, please schedule an appointment with the project planner (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 23) 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 (February 25, 2021), unless an extension of time is mutually agreed upon between the City and the applicant.
- 24) 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.
- 25) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



PLN-SITE-20070017

