



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 8, 2020

PROPERTY OWNER: 800 Las Olas, LLC & Mustang Properties, Inc.

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

PROJECT NAME: 1007 East Las Olas

CASE NUMBER: PLN-SITE-20080001

REQUEST: Site Plan Level IV Review: Rezoning from Exclusive Use Parking (XP) District to Community Business (CB) District with .18 Acres of Commercial Flex Allocation and Conditional Use for 138-Room Hotel and 5,698 Square Foot of Retail Use with Associated Parking Reduction

LOCATION: .1007 E. Las Olas Boulevard

ZONING: Exclusive Use Parking (XP) and Boulevard Business (B-1)

PROPOSED ZONING: .Community Business (CB)and Boulevard Business (B-1)

LAND USE: .Commercial and Medium-High Density Residential

CASE PLANNER: .Trisha Logan



Case Number: PLN-SITE-20080001

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the FBC
2. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602.
3. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006
4. Designate Fair Housing Provisions at ground level from hotel check-in area to retail space FBC Accessibility.
5. Designate transient logging guest room in accordance with the FBC Accessibility 224.
6. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
7. 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.
8. Show Exit discharge leading to the public way

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

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-20080001

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. As shown on plans, a five (5) foot Right-of-Way dedication is required along the north side of East Las Olas Boulevard to complete half of 70' Right-of-Way section per Broward County Trafficways Plan.
- b. Provide permanent Sidewalk Easement as appropriate along south side of Southeast 2nd Court to accommodate the portion of the pedestrian clear path (coordinate required width with TAM) that is located beyond public Sidewalk and Utility Easement (Instr#113456780, BCR). In addition, please show / label easement delineation on plans.
- c. Provide permanent Sidewalk Easement as appropriate along west side of Southeast 10th Terrace to accommodate the portion of pedestrian clear path (coordinate required width with TAM) that is located beyond public Right-of-Way. In addition, please show / label easement delineation on plans.
- d. Provide permanent Sidewalk Easement as appropriate along north side of East Las Olas Boulevard to accommodate the portion of pedestrian clear path (coordinate required width with TAM) that is located beyond public Right-of-Way (existing and proposed). In addition, please show / label easement delineation on plans.
- e. Provide 10' x 15' (min.) permanent Utility Easement for the proposed 4 Inch water meter on the Northwestern corner of the project limits.
- f. Provide 10' x 15' (min.) permanent Utility Easement for the requested on-site termination manhole per engineering comment on eight (8) inch sanitary sewer service connection.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. The corresponding Alley Vacation PLN-VAC-20080001 shall be approved by City Commission prior to Final DRC Sign-off.



3. 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. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
5. Proposed on-site improvements such as fireline, backflow preventer assembly, electrical transformer and building foundations may not encroach on the requested domestic utility (water meter) easement.
6. Sanitary sewer service lateral may not run longitudinal along City Right-of-Way. Coordination with Public Work for the acceptance of the proposed sanitary sewer plans is required per PLN-VAC-20080001. A short sanitary sewer main extension along SE 10th Avenue may be required to provide for point of connection with perpendicular service direction.
7. For eight (8) inch sanitary sewer service connection, please provide a termination manhole on site. Be advised said manhole will required on-site withing a 10'x15' easement and be accessible for City Right-of-Way.
8. Proposed storm drain infrastructure, pipe and trench, shall not encroach on the existing sidewalk and utility easement at the southwest corner of SE 2nd Court & SE 10th Terrace intersection.
9. Removal of the existing bicycle rack at the corner of East Las Olas Blvd and SE 10 Terr Right-of-Way must be coordinated with TAM and Urban Design and Planning. Please show and label removal or relocation on plans.
10. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
11. Depict and label existing stop sign/ bar on right of way at the corner of East Las Olas Blvd and SE 10 Terr.
12. Show and label existing/proposed Right-of-Way and Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
13. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
14. Coordination dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Design may be affected by Engineering comments corresponding with Alley

Vacation PLN-VAC-20080001. Particularly, the request to have entire alley length within the block vacated.

15. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
16. Provide typical roadway cross-sections showing existing/proposed improvements within Right-of-Way.
17. 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.
18. Demonstrate how will proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant 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.
19. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or 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.
20. Provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
21. 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.
22. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). 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).
23. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.



24. Please provide (an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
25. Advisory comment, 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.
26. Advisory comment, prior to issuance of final certificate of occupancy, applicant shall coordinate a Maintenance Agreement with the City for property frontage City Right-of-Way. Proposed special improvements for this project within adjacent City right-of-way to be maintained in perpetuity by property owner include: **pavement, curbs, landscape, structural soil, landscape walls/ raised planters, irrigation, root barriers, pedestrian lighting, driveways approach, and specialty paving sidewalks** as depicted on maintenance agreement exhibit **sheet X7**
27. Please email plan@fortlauderdale.gov to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
28. 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.
29. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
30. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20080001

CASE COMMENTS:

Please provide a response to the following:

1. Street trees that encroach within a sight triangle area require a minimum canopy height clearance of 8 feet.
 - a. Please show the Bulnesia trees proposed along SE 2nd CT that encroach the site triangles to be proposed with 8 feet canopy height clearance. Overall size of these trees may need to be increased.
 - b. Please illustrate measured distance between the street trees.
2. Please verify conflicts within site triangles that may exist.
3. As to maintain a continuation of the established street tree theme of this area from SE 11th AVE west to SE 6th AVE along East Las Olas BLVD.
 - a. Please propose Sabal palm trees as street trees along E Las Olas BLVD.
 - b. Palm trees may be proposed at a minimum 7 feet from street lights.
4. Please provide a clear unobstructed sidewalk within the public realm.
 - a. Please propose the locations of the Las Olas BLVD streetscape and street trees (Sabal palms) in line as to the existing Sabal palm trees to the west.
 - b. The Phoenix Dactylifera palm along SE 2nd CT, please shift from the sidewalk to within the planting area along the street.
5. Please provide an illustrated measurement of sidewalk widths within the public realm.
6. Please verify any additional utility boxes and or equipment that would require screening from public view.
7. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan if applicable.
8. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
9. Within the mitigation calculations please provide palm tree equivalent replacement for those proposed for removal.



10. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



Case Number: PLN-SITE-2008001

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 indicating, and accessible only to valet.
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-20080001

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. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
6. Solid waste collection shall be from a private loading dock.
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Draw equipment on plan to show it will fit in trash room.
9. 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).
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. 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 indicate how collection will take place.



Case Number: PLN-SITE-20080001

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. 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.
3. Continue to 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.
4. 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, SE 2nd Ct, and SE 10th Terrace due to the valet services.
5. 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.
6. A valet agreement will be required Pursuant to the ULDR Section 47-20.18. B.
7. 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.
8. It appears that the existing metered parking spaces on both sides of SE 10th Terrace are proposed to be removed.:
 - a. Provide a typical cross section of SE 10th Terrace from E Las Olas Blvd to SE 2nd Ct, between the right of way lines showing what is being proposed and what is being removed.
 - b. Label on the parking data table the amount of metered parking spaces that are to be removed due to this proposal.
 - c. The loss of all metered parking spaces along SE 10th Terrace in the public right of way will need to be mitigated coordinate with Jeffery T Davis the Parking Services Manager of the Transportation and Mobility Department Tel: 954-828-3797 JeDavis@fortlauderdale.gov for the proper mitigation.
9. There is an existing bicycle share station at the north west corner of the E Las Olas Blvd and SE 10th Terrace intersection. The proposed site plan does not show this bicycle share station is to remain, if the plan is to relocate it please provide correspondence from the operator that they have agreed to relocation and provide the design and location where it is to be relocated to.
10. 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.
11. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
12. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
13. 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.
14. 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.
15. 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.
16. Additional comments may be provided upon further review.
17. 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-20080001 and PLN-REZ-20080001

CASE COMMENTS:

Please provide a response to the following:

1. Be advised, there is an associated rezoning application (PLN-REZ-20080001) and alley vacation application (PLN-VAC-20080001), for this project which must be approved to permit the proposed development. Applicant must provide a sketch and legal description for each item above for review by the City Surveyor. The sketch and legal for the rezoning parcel must indicate the existing zoning district to proposed zoning district.
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. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements, ULDR Section 47-27. Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned e.g. *Power Point*, which shall be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at tlogan@fortlauderdale.gov or 954-828-7101.
4. The City is continuing to evaluate the underlying land use for the northern parcel to determine if a land use plan amendment is necessary. Be advised, that the City is seeking agreement on a determination with the Broward County Planning Council and will advise the applicant of the outcome.
5. The site is designated Medium-High Residential 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.
6. 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](#)
7. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.3, Neighborhood Compatibility Requirement;
 - b. Section 47-28, Flexibility Rules;
 - c. Section 47-18.21, Mixed Use Development;
 - d. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria; and
 - e. Section 47-24.4, Rezoning Criteria
 8. The overall design appears to be massive in relation to the residential area to the north. Consider reducing the building mass through a more substantial step-back of the building form away from the adjacent residential area. Demonstrate the project's compatibility in mass and scale by providing comparison graphics from the project to the development standards for the adjacent residential zoning districts; e.g. building height, building setbacks, etc. This should be done through the form of graphics and cross sections.
 9. A separate application and fee are required for a parking reduction to be submitted prior to scheduling this application for Planning and Zoning Board. 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.
 10. Unity of Title. 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.
 11. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
 - a. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties.
 - Provide a cross-section that shows clearly the transition zone between the existing residential area and the proposed mixed-use development.
 - Provide cross-section to indicate any difference in setback between neighboring structure to the west. The setback of the new structure should align with the neighboring structure.
 - b. **Provide detail of ground floor elevations** with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
 12. Corrections on plan sheets:
 - a. Cover Page: Correct hatch over subject area in location sketch;



- b. Aerial Photo: Correct outline of site, outline shows larger area that is not included in this application;
 - c. Provide an updated property survey. Property survey submitted within plans is dated 7/6/16 with a date of last field survey conducted on 6/26/17; and
 - d. Sheet A-3 – Second Floor Plan: Consider widening the space at the southeast corner between the balcony wall on the east elevation and the exterior wall of the second floor. The floor plan shows a 3'-10" wide walkway that will not be usable space.
13. Provide the following changes on the site plan:
- a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks;
 - b. Obtain confirmation from the Flood Plain Manager for the required Base Floor Elevation. Any impacts on the project will need to be addressed on the site plan and additional comments may be forthcoming based on the response;
 - c. 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. There appears to be a conflict with the placement of underground parking and placement of overhead lines underground. Provide additional details for placement of utilities underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such;
 - d. Discuss location with solid waste and recycling representative. Trash room appears to be inadequate to the size of the development; and
 - e. At the northwest corner of the site along SW 2nd Court, a non-continuous sidewalk is shown connecting to the neighboring property. This connection should be consistent with the existing streetscape along SW 2nd Court and needs to be corrected. Consider providing landscaping situated closer to the building to maintain the continuous sidewalk path. Additionally, other plans included in the submittal show placement of the Florida Power and Light (FPL) Box and the fire service equipment in this location. Further details must be provided to show the connection between the utilities, the landscaping, and the pedestrian experience along SW 2nd Court.
14. Provide the following changes on elevations
- a. Show setback dimensions from the property lines on the elevation pages.
 - b. Southeast Corner.
 1. Embellish corner entryway to create a focal point along the street frontage. Consider the use of aluminum awnings rather than canvas and providing a double height entryway to make it more predominant corner with added transparency.
 - c. North Elevation.
 1. A stepback of the building should be incorporated on the north side of the site (SE 2nd Court) to provide compatibility with the adjacent residential neighborhood (RMM-25);
 2. Consider incorporating public art into the design of the proposed "plazalette" and fountain;
 3. Consider the use of vertical rectangular windows instead of square windows to provide consistency in the fenestration pattern throughout the building;
 4. Indicate height of vehicle drive opening; and
 5. Indicate if any up-lighting or wall sconces will be used at ground level on electrical plan and update photometric plan accordingly.
 - d. East Elevation.
 1. Consider including additional balconies to provide consistency between the North and South Elevations, and to provide architectural interest.



2. 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. Provide garage screening details and cross-sections
 3. Consider consistent treatment in all openings to driveway beyond instead of treatment showing in Note 5 (grille) and treatment showing in note 9 (plant material on wire trellis system).
 4. Indicate height of vehicle drive opening.
 5. Indicate if any up-lighting or wall sconces will be used at ground level on electrical plan and update photometric plan accordingly.
 - e. West Elevation.
 1. This elevation will be highly visible from Las Olas Boulevard, traveling eastward. Consider adding architectural features or the placement of public art on this elevation.
 2. Indicate height of vehicle drive opening.
15. Landscaping:
 - a. Site triangles appear to conflict with structural elements in all locations.
 - b. Label and dimension all sidewalks and pedestrian paths.
 - c. Landscaping on Las Olas Boulevard is inconsistent with adjacent properties and properties along the Las Olas Boulevard corridor. Landscaping strip should align with neighboring properties to the west.
 - d. Specify paving material to be used and compatibility with the paving used at neighboring properties.
 - e. Sabal palms should be used on Las Olas Boulevard instead of Live Oaks to be consistent with the remainder of the Las Olas Boulevard Corridor.
 - f. Circular tree grate with palm tree on NE 2nd Court impedes the pedestrian path and should be removed.
 - g. Indicate location of FPL box and fire service equipment on landscaping plan and show any associated screening.
16. Be advised that the City's consultant The Corradino Group has been hired to develop a plan for Las Olas Boulevard. Comments on the Las Olas Boulevard design may be forthcoming from the consultant. A follow-up coordination meeting is recommended. Comments on the Las Olas Boulevard design may be forthcoming.
17. Pursuant to ULDR, Section 47-20.14.E-Lighting fixtures shall be shielded, angled, or both, so that direct or indirect light shall not cause illumination in excess of one-half ($\frac{1}{2}$) footcandle onto any residential property or residentially used property surrounding the parking facility, measured at the residential property line. Provide a photometric plan that includes adjacent residential zoning and use.
18. Extend values on photometric plans to middle of SW 2nd Court on north side of building. Show values pursuant to the Unified and Land Development Regulations ("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.
19. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles are proposed to be a total height of 19'-0" and the pole located at the southwest corner of the building on Las Olas Boulevard appears to cross over the property line. Consider reduced height of poles due to proximity of the project nearby residential area and in keeping with a pedestrian scale along Las Olas Boulevard. 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)



20. Provide roof plan for all structures indicating the location of all mechanical equipment to accommodate proposed use. 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. Screening for mechanical equipment must match surrounding building material and incorporated into the building volume. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. As proposed, the project does not meet this requirement.
21. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.
22. Pursuant to 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 materialsPlease note any proposed signs will require a separate permit application.
23. 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.
24. 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. Please email Karen Warfel at kwarfel@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
23. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.
24. An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.

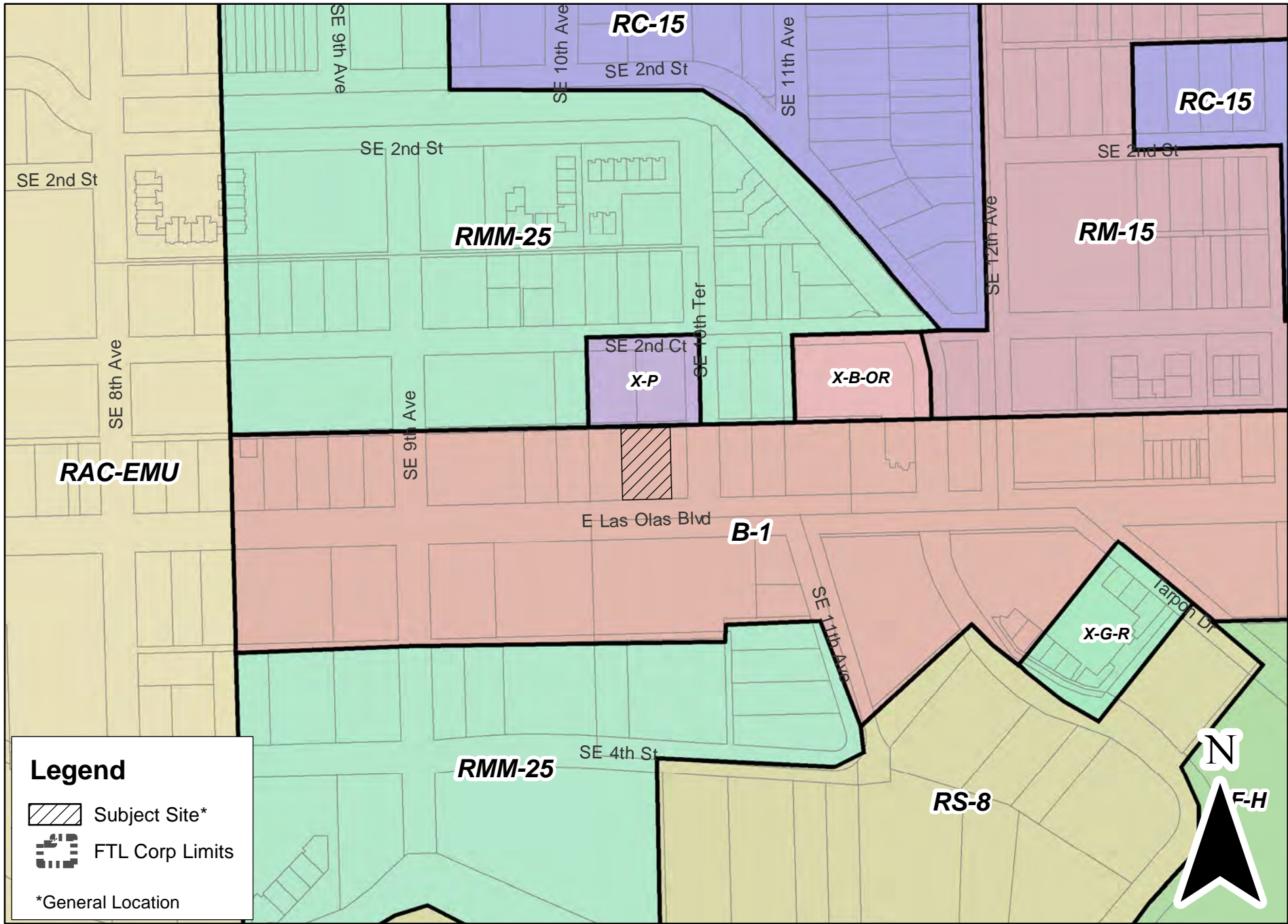
GENERAL COMMENTS

The following comments are for informational purposes.

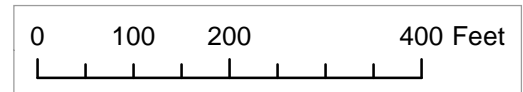


Please consider the following prior to submittal for Final Development Review Committee (DRC):

27. Provide a written response to all DRC comments within 180 days.
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. 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 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.
30. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
31. 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.
32. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



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Graphic Scale