



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 12, 2021

PROPERTY OWNER: Bayshore Concepts, LLC.

APPLICANT/AGENT: Crush Law, P.A. / Courtney Crush

PROJECT NAME: Olakino House

CASE NUMBER: UDP-S20009

REQUEST: Site Plan Level IV Review: Request for Reduced Setbacks and Application of Prior Zoning Regulation to Exceed Building Length for a Mixed-Use Development consisting of 65 Residential Units and 1,650 Square Feet of Restaurant Use

LOCATION: 551 Bayshore Drive

ZONING: Intracoastal Overlook Area District (IOA)

LAND USE: Central Beach Regional Activity Center

CASE PLANNER: Karlanne Grant



Case Number: UDP-S20009

CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code-Seventh Edition [F.B.C.101.2]
2. The allowable height for an R-2 occupancy and Type IB construction is 180 feet for buildings equipped with automatic sprinklers installed in accordance with section 903.3.1.1 of the FBC.
3. The occupancy classification for this building should be R-2 and its being specified as an R-1 in the building information table on sheet A-1.01.
4. Specify all uses and occupancy classification per Chapter 3 of the FBC
5. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
7. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
8. Designate Fair Housing Provisions FBC Accessibility and provide accessible route to the south side of the building leading to the restaurant.
9. The separation between the exit access stairways for level 6 and above do not meet the requirements of section 1007 of the FBC.

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 December 31st, 2021 the 7th 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>



Case Number: UDP-S00009

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. Per plan, a 10' x 15' (min.) permanent Utility Easement for City Maintenance access for the proposed 4 inch water meter will be need to be dedicated prior to CO. This comment is advisory only and shall become a condition at time of DRC approval.

CASE COMMENTS: Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
2. Survey shall be 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.).
3. Per ULDR Section 47-19.3.f, the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 minimum height, and FEMA base flood elevation for the property maximum height .
4. 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.
5. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zone. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
6. Per ULDR Section 47-20.5.c.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
7. Proposed trees shall be installed a min. 4 feet behind proposed curb and 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). Additionally, please show existing gas main and provide root barrier system or documentation from utility owner accepting the proposed right-of-way landscaping plan.

8. 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.
9. The proposed/required 10' x 15' Utility Easement for City Maintenance access for the proposed 4 inch water meter must be clear of any other services (fireline, backflows, irrigation meter).
10. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria for water quality and retention requirement. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage.
11. Please verify if exfiltration trench is being proposed and update detail.
12. Provide profile for 4-inch water service, 6" fireline and northern most sanitary sewer lateral connection.
13. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways.
14. Ensure roadway restoration encompasses fire hydrant and water services points of connection.
15. Provide 10-ft horizontal separation between sanitary sewer manhole and 6" water main serving fire hydrant assembly.
16. 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.
17. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way.
18. 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 under City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S20009

CASE COMMENTS:

Please provide a response to the following:

1. 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.

2. The tree disposition sheet shows trees to be removed located along the north and south property lines. Some of these trees appear to be originating on both this and the neighboring properties. Please provide documentation from neighboring property owners prior to DRC approval for those trees that originate on the neighboring properties and those that originate on partly this site and the neighboring property. If documentation from neighboring properties not obtainable, please modify the plans to accommodate the existing trees. Please provide the city approved tree protection detail if trees are to remain.
3. Section 47-21.8.A. Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color, and texture. Plant species that are tolerant to drought, wind, and/or salt are preferred. The Department has notice Live Oak trees installed within this area are suffering from continuous tip dieback. Please investigate an alternative tree species for the proposed Live Oak street trees. The Department also views the proposed Baldcypress as a tree species that may not do well in this environment and would suggest a species change as well.
4. When there is adequate horizontal clearance the city prefers the use of canopy trees between the sidewalk and traffic area for within the streetscape in place of small palm trees. Please provide



adjacent to the on-street parking stalls and the proposed drop off, canopy trees to provide shade of the public realm of the sidewalk.

5. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist.
 - a. Please illustrate this clearance on the Landscape plan.
6. Shade trees must be located a minimum of fifteen feet away from structures. The Green Buttonwood along the north side of the site appear to be in conflict with the site structure and neighboring property structure. Please illustrate horizontal clearance from tree trunk to structure; site structure and neighboring structure, on Landscape plan.
7. Planning made a comment during the preliminary meeting as to visibility from Bayshore DR to the Intercoastal waterway. The north side of the site is particularly heavily proposed with clustering palms that will totally block this visibility. Please reevaluate the proposed plant materials and design to provide additional visibility to the waterway while still enhancing the aesthetics and function of the Landscape of the site.
8. Within the Plant Schedule please provide corresponding caliper size to overall height of the proposed trees as to Florida Grades and Standards.
9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please identify light poles on plans.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



4. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



Case Number: UDP-S20009

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. Containers: must comply with 47-19.4
6. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
7. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
8. 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).
9. Draw equipment on plan to show it will fit in trash room.
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 specify how collection will take place.



Case Number: UDP-S20009

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. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack.
4. Please add the following note to site plan if on-street parking is proposed "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count on-street spaces towards their parking requirement; the spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking".
5. Please add the following note to site plan for the proposed drop off area in public right of way "None of the drop off areas are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count drop off areas towards their loading requirement; the drop of area may be removed or metered at any time for any reason and the City of Fort Lauderdale will not relocate displaced drop off area".
6. The city reserves the right to meter on street parking stalls in the public right of way at any time.
7. 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.
8. The furthest south proposed on street parking stall is within the southern driveway sight triangle, remove this on street parking stall in order to have a clear sight triangle.
9. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
10. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
11. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.



12. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
13. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
14. Additional comments may be provided upon further review.
15. 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: UDP-S20009

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner, Karlanne Grant (Email: kgrant@fortlauderdale.gov, Phone: 954-828-6162 or) for more information.
2. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to the (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is 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; and
 - c. Accordingly, 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. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
3. The site is designated as Central Beach Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available trips will be allocated at the time of Final DRC approval, on a first come, first served basis. Applicant shall confirm the availability of trips during the DRC approval process. The City does not guarantee that any vehicular trips will be available at the time of Final DRC approval. The processing of a development permit application does not in any way guarantee vehicular trip availability. Provide the net number of vehicular trips the project is expected to generate. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of trips, and include the trip request in the application project narratives.
5. 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](#).

6. Pursuant to the ULDR, Section 47-25.2.P, this site is located in an area that the City has identified as an archaeologically significant zone. Based on the land use and development history of the subject property, there is low potential for the occurrence of significant archaeological resources within the subject property and that the proposed development will not have adverse effect on any known archaeological resources. If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains. For further information, please refer to the Archeological Review Letter attached. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.
7. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for Final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
8. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.
9. Pursuant to ULDR Section 47-23.8, Waterway Use, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. The proposed encroachment into the 20-foot landscape area will require approval by the Planning and Zoning Board. Provide a point-by point narrative response, on letterhead, with date and author indicated addressing the Waterway Use criteria and request for encroachment.
10. As proposed, the dry retention areas in the side setbacks create issues with Landscape and Engineering plans. See respective disciplines comments. This design blocks waterway views from Bayshore Drive which is inconsistent with the intent for Waterway Uses. Applicant should redesign these areas to provide better visual corridors to the Intracoastal Waterway.
11. Provide a point-by-point narrative response for ULDR, Section 47-26.A.1.F and G clearly addressing the criteria for requesting prior zoning regulation.
12. As proposed, the 388-foot building length exceeds the maximum length of 200 feet impacting the public realm experience along Bayshore Drive. Based on the applicant's request to apply prior zoning



regulation, exceeding the building length, the applicant should explore alternative design solutions that provide transparency in the center of the building thereby maintaining views to the waterway at the pedestrian level and providing minimum vehicular connection on the parking podium levels. See image examples below.



13. Provide the following changes to the Site Plan:

- a. Update the Site Data table to reflect the applicable dimensional requirements for IOA;
- b. Clarify what section of the ULDR is being applied for the proposed side yard setbacks and demonstrate compatibility with Section 47-12.7, Design and Community Compatibility Criteria;
- c. The proposed raised planters encroach into the front setback and appear to address grade change. However, the applicant will need to request a setback reduction for these design elements as part of the application;
- d. The significant grade change of eight feet in height and the resulting frontage does not enhance the pedestrian experience. Further analysis should be conducted on the planter design including the material, articulations, and location. Provide sufficient detail drawings;
- e. The proposed location of the restaurant should be evaluated to consider placement that provides for the most unique experience and views of the city, with the least impact on adjacent properties;
- f. The significant grade change of eight feet in height and the resulting frontage does not enhance the pedestrian experience. Further analysis should be conducted on the planter design including the material, articulations, and location. Provide sufficient detail drawings;
- g. Provide details of the turning radius of the parking garage;
- h. Consolidate the loading areas and evaluate location of nonactive uses fronting Bayshore Drive such as the FPL Vault;
- i. Exiting utilities above ground utilities conflict with the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light (FPL) Company indicating such; and,
- j. Depict and dimension on plans where garbage and refuse recycling area are located. Provide programming for waste and recycling pick up.

14. Please provide the following changes on the Elevations Plans:

- a. Label and identify all architectural features including the material and color;
- b. Rooftop garden on the 12th level is considered active, habitable space and is included in the overall building height, which as shown exceeds the maximum building height of 120 feet;
- c. Enhance the architecture on the lower three levels on the north elevation as this portion faces adjacent residential; and,



- d. Provide additional details on the garage screening. Consider alternative designs that contain higher-quality architectural treatments with special consideration given to the parking podium facing the Intracoastal Waterway. Provide additional screening within the garage to shield interior garage lighting and install a solid surface along the west elevation to screen vehicular lights facing the waterway. Provide cross-sections showing the function of screening and effects of lights from cars to ensure screening adequately blocks out light and noise pollution. In addition, indicate where ventilators will be placed on the elevations.
15. Clarify the intent of the "Drop Off" area along Bayshore Drive and how it will be utilized.
16. Provide a context plan that shows relation to the surrounding neighborhood with structures outlined and indicate the use and height. On context plan, indicate and dimension the setbacks, drive isles, sidewalks, and crosswalks. Ensure Sheet -2.014B is graphically consistent in the content.
17. Provide additional renderings from pedestrian and waterway views, and in addition, include night-time renderings. The pedestrian rendering should clearly depict how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping.
18. Provide information on how parking will operate for the restaurant and residential uses.
19. Pursuant to ULDR, Section 47-19.2.Z, Accessory Uses, Buildings, and Structures: Roof mounted structures, Roof mounted structures such as air conditioners and satellite dish antennae 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. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision; and ULDR Section 47-25.3.b.iii, Neighborhood Compatibility Criteria: Screening of rooftop mechanical equipment. 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. The proposed screening for the rooftop equipment does not meet the ULDR. Revised the design to be an integral part of the building volume in order to blend better into the overall design.

GENERAL COMMENTS

The following comments are for informational purposes.

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

20. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
21. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
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 Final DRC sign-off, please schedule an



appointment with the project planner Karlanne Grant (Email: kgrant@fortlauderdale.gov, Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.

23. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, January 04, 2021

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: UDP-S20009
551 Bayshore Drive, Fort Lauderdale, Broward Co., FL.
Birch Ocean Front Sub 19-26 Lots 3, 4, 5, 6 Block 7
Parcels 504201040600, 504201040610, 504201040620, 504201040630
Received by CAHR 23 Dec. 20

Trisha Logan,

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

Parcel and Findings

The subject property consists of \pm 1.2 acres of vacant, previously developed, land comprising lots 3,4,5, and 6 of block 7 of Birch Ocean Front Subdivision, platted 1945 (BC O/R B19/P26). The property lies in the City of Fort Lauderdale *Beach / Barrier Island Archaeological Zone* an area previously identified as having a high potential for the occurrence of significant archaeological deposits (AHC 1995; CAHR 2016). The Zone includes the land between the Intracoastal waterway and the Atlantic Ocean and is identified as a likely area for prehistoric seasonal camp and resource procurements sites. The barrier island is bisected by a now-extinct lagoon / slough that ran south from NE 9th Street to Bayshore Drive. Historically, this lagoon was located west of the dune-line and together with adjacent high-grounds provided shelter and access to estuarine and marine resources.

A review of the FMSF (Florida Master Site File) indicates that no archaeological survey has been performed on the property and that no archaeological resources have been recorded on the property. However, review of historic aerials and other materials indicates the subject property is located on the western bank of the barrier island, west of the historic barrier island landform and is composed primarily of fill (BCOR 1945, USDA 1947; AHC 1995; BCPA 2020, FMSF 2020).

Recommendation

In capacity as the City's archaeological consultant, it is my opinion, based on the land use and development history of the subject property, that there is low potential for the occurrence of significant archaeological resources within the subject property and that the proposed development will not have adverse effect on any known archaeological resources.

It is my recommendation that the proposed development should be permitted to move forward with the following considerations/requirements:

If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions regarding these comments.

Regards,



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

REF:

AHC (Archaeological and Historical Conservancy, Inc.)

1995 An Archaeological Survey of Southeast Broward County, Phase 3. Report from AHC, Inc to the Broward County Planning Office. FMSF Report number 4075.

BCOR (Broward County Official Records)

1945 "Birch Ocean Front." Broward County plat Book 19, Page 26. March 1945.

BCPA (Broward County Property Appraiser)

2021 <https://bcpa.net>

CAHR (Coastal Archaeology & History Research, Inc)

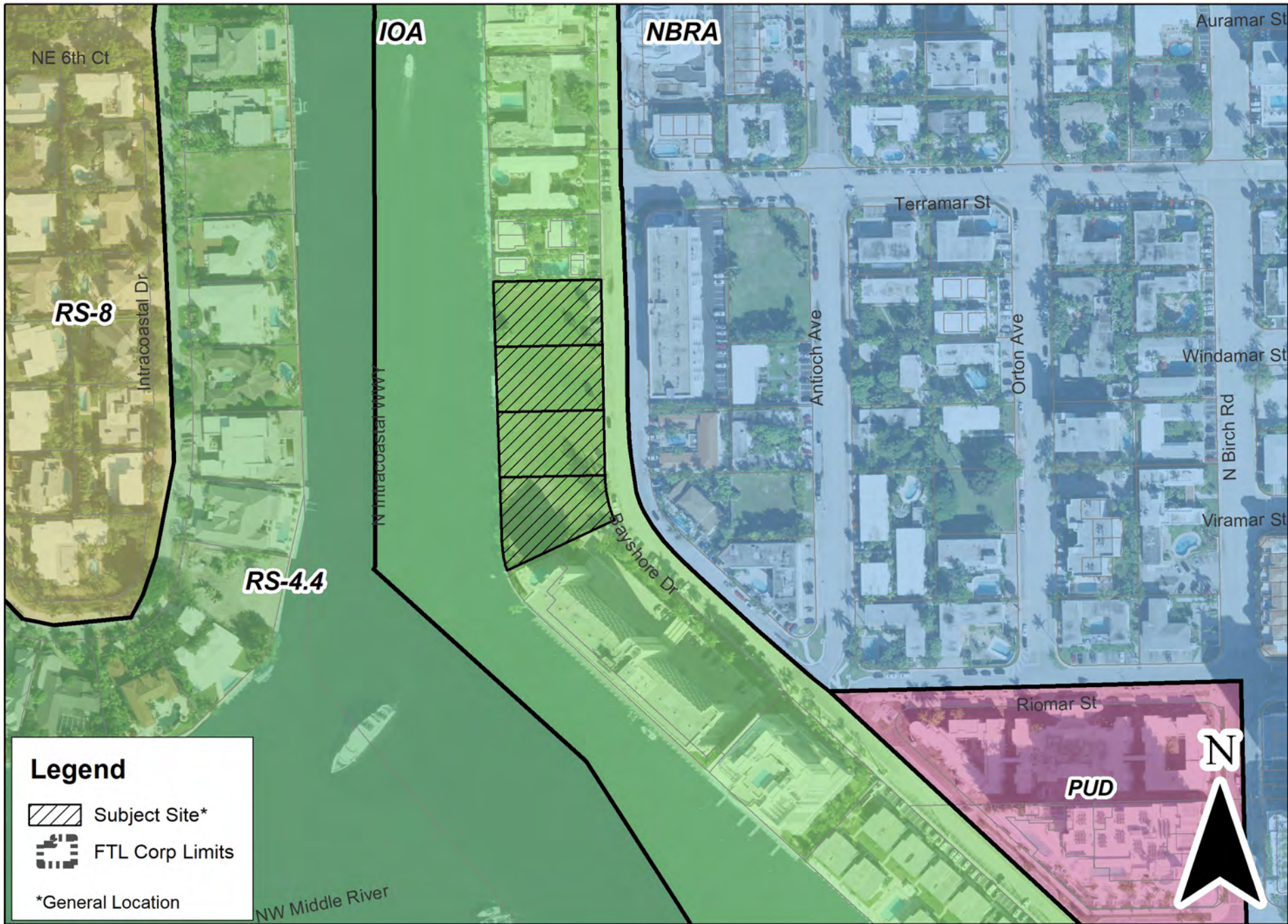
2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the Broward County Development Management Division. On File CAHR, Inc. California, MD.

FMSF (Florida Master Site File)



2020 FMSFWeb

USDA (United States Department of Agriculture)

1947 1947 Aerial Photos of Broward County. George Smathers Libraries, University of Florida.



Legend

-  Subject Site*
-  FTL Corp Limits

*General Location

UDP-S20009

