



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 23, 2021

PROPERTY OWNER: PMG Airport, LLC.

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

PROJECT NAME: 1101 North Federal Highway Mixed-Use Residential Development

CASE NUMBER: UDP-S21014

REQUEST: Site Plan Level III Review: Conditional Use for Mixed Use Development with Allocation of 247 Residential Flex Units, 14,061 Square-Foot Office Use, 13,746 Square-Foot Retail Use, and 7,686 Square-Foot Restaurant Use with Associated Shared Parking Request

LOCATION: 1101- 1165 N. Federal Highway

ZONING: Boulevard Business District (B-1)

LAND USE: Commercial

CASE PLANNER: Tyler LaForme



Case Number: UDP-S21014

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the FBC
4. Provide building construction type designation per Chapter 6 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. Indicate code compliant sprinkler system per FBC
9. Designate Fair Housing Provisions FBC Accessibility.
10. Relocate isolated ADA parking space and combine next to the other proposed ADA parking space by the Lobbies to avoid user having to traverse through vehicular circulation.
11. Reference the current 2020 Florida Building Code-Seventh Edition for the proposed scope of work [F.B.C.2017-101.2]

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 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>

General Guidelines Checklist is available upon request.



Case Number: UDP-S21014

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement as appropriate along west side of North Federal Highway to accommodate portion of pedestrian clear path (coordinate required width with FDOT) that is located beyond public Right-of-Way.

CASE COMMENTS:

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

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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.).
 - a. It appears that the southern driveway entrance conflicts with the Non-Vehicular Access Line (NVAL) along North Federal Highway as shown on the survey. Provide approval from Broward County or verify if there is an updated plat.
2. Ensure that the driveway length is 25 feet measured from the ROW line to the first conflict point, per one of the conditions stated on the FDOT pre-application letter.
3. Contact the City's Public Works Department to obtain a 'letter of no objection' for construction of the proposed retaining wall, landscape trees, and driveway curb located within the sewer easement along the south perimeter of the development.
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. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site).
7. Per ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property (maximum height) except as described under ULDR Section 47-19.3.f; allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and



requirement that they be permitted and permanently attached. Confirm location of existing seawall and dock relative to property boundary fronting waterway.

8. Sight triangles located at the intersection of a driveway along a right-of-way under State jurisdiction are subject to FDOT sight visibility requirements. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
9. Discuss dumpster enclosure/trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil /sand separators, and drains connecting to sanitary sewer.
10. Provide and label typical roadway cross-sections for the proposed development side of North Federal Highway at driveway access points and at landscape swale areas to verify how the offsite improvements ties into the proposed development. Include cross sections along the north, south, and west perimeters of the proposed development to verify stormwater runoff retention.
11. Depict existing sidewalk adjacent to the development along North Federal Highway and how the proposed sidewalk/pedestrian path will transition into existing sidewalk.
12. Continue concrete sidewalk across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 522-003) for the proposed North Federal Highway driveway access points (coordinate with FDOT).
13. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development (including the loading zone). Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
14. For all levels in the parking garage:
 - a. Clarify if valet parking will be provided. Depict on plans if applicable.
 - b. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades for each garage level.
 - c. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - d. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - e. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
15. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.



Per City DSD Memorandum dated October 8, 2019, in no case shall the maximum length of a dead-end drive aisle exceed 10 parking spaces on either side without providing a 3-point turnaround area and shall not exceed 20 parking spaces on either side with a 3-point turnaround area.

16. Provide sufficient grades/details on the conceptual paving, grading and drainage plans to verify stormwater retention within the garage area. Please provide reasonable assurances that any drainage system (including exfiltration trenches and catch basins) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:
 - a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed storage system will not undermine the structural components of the garage.
 - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
 - c. A detailed plan of how the system will be replaced in the event of failure.
17. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
18. Please email CRBARRETT@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).
19. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
 - a. Proposed 8" gravity sewer lateral connection requires a sanitary manhole
20. 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.
21. Conceptual Paving, Grading, and Drainage Plan:



- a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
 - b. Coordinate with FDOT for mitigation of additional runoff along North Federal Highway).
22. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
 23. 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.
 24. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
 25. 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.
 26. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way or easement) should be placed with sufficient horizontal and vertical distances to/from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
 27. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.



28. Please provide (or revise if already submitted) 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.
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: UDP-S21014

CASE COMMENTS:

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydro zones on planting plan and include calculations in table.
2. Within the Open Space Requirements please provide the calculation of at grade Landscape of living materials. Please provide an overlay sheet demonstrating open space and landscape of living plant materials at grade.
3. Within the Landscape Legend on sheet L.1 please provide the Net Lot Area calculation. Gross area and Net Lot area are both indicating 216,233 square feet.
4. With the 2 feet dedication of the sidewalk towards the property, the 20 feet yard as required for the Section 47-23.9. Interdistrict Corridor is under size as shown on sheet A1.0. Please also verify if there is to be any additional dedication required from FDOT along Federal HWY.
5. Please verify if trees may be installed along the south side of the property for there appears to be a sanitary sewer easement. If trees are allowed within this area being installed at about 9 feet apart may be considered a hedge and not fulfill required tree count toward the vehicle use area.
6. Plans show a 6 feet utility easement on the property side of the sidewalk within the southern portion of the site that does not carry through to the northern portion, yet no utilities are shown within this area. Please verify if this 6feet easement shown on the plan is correct for the sewer and water lines appear to be shown on the street side of the sidewalk.
7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide cross section detail to illustrate this clearance.
8. Palm trees by code require at least 7.5 feet horizontal clearance from a structure. Please verify the horizontal clearance of the south most Phoenix palm adjacent to the proposed restaurant.
9. Shade trees must be located a minimum of fifteen feet away from structures. Please provide the horizontal clearance of the trees on the west side of the structure. The Department would support the Pigeon Plum trees along the west side of the site at minimum horizontal clearance of 7.5 feet from the structure.
10. 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.



11. 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.

12. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
 - a. Please provide the Live Oak street trees placed property side of the sidewalk due to existing conflicts within the landscape area between the sidewalk and traffic lane. Placement of the trees may be 6 feet from the property side of the sidewalk, with the use of root-barriers along the edge of the tree side of the sidewalk. If trees are proposed within 6 feet of the sidewalk structural soil or other approved product for root development under paved areas will be required.
13. Please correct the tree legend were as the VUA tree count required is 17 while the required / provided is incorrect in the amount. Please round up with the calculations and were as the first shade trees are to be at 3.5-inch caliper in place of 3 inch.
14. Trees that count toward the VUA requirement must be within 10 feet of the edge of the VUA pavement.



15. Trees that count toward the VUA requirement are to be at a maximum 10 feet from the edge of the VUA pavement. As it appears with this proposal there are only shade trees and palms working towards the VUA site tree requirement.
16. As per Section 47-21.12.C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas.
17. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. While there appears to be room at the outdoor walkway for additional shade trees, the use of structural soil or other approved product for root development under paved areas would be required.
18. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
19. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
20. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
21. 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.
22. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
<http://www.fortlauderdale.gov/home/showdocument?id=6386> this is a link to the city web page to assist in providing the tree protection detail.
23. Tree preservation should be implemented for the existing site trees and palm trees. Please investigate saving trees on site for there appears to be those that may be candidates for relocation.



24. Section 47-21.8.I. Tree and plant species on the Florida Exotic Pest Plant Council, ("FLEPPC") Invasive Plant Species list, as amended, shall not be planted as required or optional landscaping, and invasive plant species listed therein shall be removed from construction sites. Any tree not listed as an invasive tree shall require a Tree Removal Permit prior to removal.
25. For proposed work in and around existing Mangroves, Broward County must be contacted for permission and permits to proceed. Contact Linda Sunderland at Broward County Environmental Protection and Growth Management Department, Environmental Licensing and Building Permitting Division at (954) 519-1454 or LSUNDERLAND@broward.org. Provide documentation illustrating such communication and requirements, if applicable.
26. Section 47-21.13.B.1.a. Yards and other portions of a parcel of land not utilized for structures, required walks, vehicular use area including VUA required landscaping, decking, pool and other impervious areas, shall be covered with a lawn or ground cover and shall comply with the following: There shall be at least one (1) tree for each one thousand (1,000) square feet of net lot area or portion thereof. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty (20) percent of the trees shall be shade trees. Please provide calculations within the Landscape Legend.

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 ensure 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. 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 S21014

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. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, pedestrian pathways and common areas. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in parking garage to increase visibility and safety.
11. All restricted areas and resident only areas should be access controlled and labelled as such.
12. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
13. Parking garage should have access control clearly separating private residential parking from public access parking.
14. 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.
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: UDP-S21014

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 charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. Containers: must comply with 47-19.4
12. Show containers on site plan.
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S21014

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. 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.
4. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
 - a. Site plan should show what percent of a parking reduction is being requested.
 - b. Residential uses outside a regional activity center (RAC) cannot be a part of the shared parking analysis and can not reduce its parking requirement
 - c. A parking reduction order will need to be recorded.
5. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
6. Illustrate clear sight triangle for the intersections and driveways.
7. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
 - a. Provide auto turn movements throughout the site.
9. Ramps should be a minimum of 24 feet wide to allow adequate room for two-way movement to turn in and out.
10. Provide a circulation path of how the center roundabout will be used.
11. 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.



12. 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.
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. 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.
14. Proposed driveways on State-maintained roadways and intersection influence area must be approved by the Florida Department of Transportation (FDOT).
15. Control gates must be 100 feet from entry way as per FDOT access management letter.
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: UDP-S21014

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 2) The site is designated as Commercial on the City's Future Land Use Map. The proposed use may be permitted through the allocation of residential flex units for mixed use development. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee are required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) 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](#).
- 5) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-23.9, Inter-district Corridor Requirements;
 - b. Section 47-24.3.E, Conditional Use;
 - c. Section 47-28, Density and Flexibility Rules; and
 - d. Section 47-20.3.G, Shared Parking

- 6) As proposed, the building footprint and overall site layout leaves minimum space for adjustments, limited space for pedestrian and resident respites, and lacks overall connectivity of uses both internally and externally to the public realm. The site layout should be re-evaluated to: (1) provide stronger building presence that aligns with ground level uses or activities, (2) create significant building entrances that aligns with proposed uses, (3) increased articulation for open space or dog park or other pedestrian urban space, (4) reduce amount of vehicular use area by consolidating such, and (4) reduce development program. Furthermore, the building should contain high quality material on elevations facing the public realm and neighborhood where the use of stucco should not be counted as high quality building material. See images below for reference.



- 7) Provide the following changes on site plan:
- The site plan should show the conditions at ground level, as well as the surrounding context with roads labeled and adjacent building outlines and heights indicated;
 - The driveway along the south property line of the site dead-ends and it is unclear where it ends. Will there be a turn around, or how will vehicles maneuver in this area?



- c. Pursuant to ULDR Sec. 47-2.2.H, the density calculation should be indicated in the site data table and the method used to determine such. For mixed use development, this can be calculated based on gross acreage to the centerline of the road.
 - d. Provide a 24' drive isle for all garage ramps and indicate that they are at a 12% grade or less. Currently, some of the ramps are dimensioned at 22' – 8".
- 8) It is strongly encouraged to provide additional bicycle parking. There are currently only 12 bicycle parking spaces provided and this does not seem sufficient for 247 residential units and 34,000 square feet of commercial space. It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at KWarfel@fortlauderdale.gov.
- 9) Pursuant to Section 47-18.21, Mixed Use Development,
- a. Projects proposed on commercial land use parcels shall be consistent with this section with regards to parking breakdown of uses and landscaping and open space requirements;
 - b. Provide more detailed breakdown of open space in graphic form to align with the site data table;
 - c. Public plaza requirements cannot be counted toward the open space; and
 - d. Indicate residential unit sizes.
- 10) Pursuant to Section 47-18.21, Mixed Use Development, public plaza requirement. The proposed plaza does not meet the requirement as the location is disengaged from the public realm and sidewalk. Based on the plaza elements for the larger rear plaza, it would be more appropriate to locate similar elements and materials in the front of the project facing US1. The proposed retail plaza does not meet the intent of this section.
- 11) Pursuant to Section 47-23.9, Interdistrict Corridor Requirements, the proposed plan does not meet the intent of this section. Staff recommends the following changes in order to meet this section:
- a. Remove the front drive aisle that bisects the public realm with the ground level uses;
 - b. Increase the pedestrian amenities and elements to connect the public realm to the project including (but not limited to) enhanced steps/ramps leading to the project, shade structures, benches, water features, multi-modal pathways, and additional bike racks;
 - c. Relocate the public plaza to align along the frontage of the project; and
 - d. Locate ground level uses according to plaza and connection to public sidewalks; e.g. outdoor dining adjacent to plaza.
- 12) Pursuant to Section 47-25.3.A.3.e, Neighborhood Compatibility Requirements, projects must be compatible with and preserve the character of the adjacent area. As such, the proposed building mass and scale does not appear to meet this section of code and revisions are necessary. Revision should include:
- a. The building should contain more articulation with a significant break in the middle to address mass as well as provide a visual break to the building length;
 - b. The building tower should contain more vertical articulation with variations in the building massing to the roof to address the massive overall nature of the building;
 - c. The development seems to be over-programmed. It is strongly suggested to reduce the programming to achieve a more compliant building mass and ensure it fits into the surrounding context such as the residential neighborhood to the west;



- d. Garage screening is inadequate and should have more articulation with varying screening material on the facades of the building to reduce the massive appearance of the 6-level garage (see images below for reference).



- 13) Provide the following changes on building elevations:
- Provide linear units or active use to screen the garage and where unable to do so then provide variation of garage screening material including transparency percentage and images;
 - Provide variation on elevations at various points with angled, circular type of elements to break-up the overall linear design; e.g. roofline, top level of garage, etc.;
 - Swap the location of the tall tower with the shorter tower;
 - Provide detail drawings of the ground level of the building to illustrate any grade changes, ramp and stairs, with details on building materials including images and product material information.
- 14) Provide a vehicle and truck movement plan that displays adequate movement on the site and within the structure.
- 15) Provide details on the valet operations in the project narrative.
- 16) Pursuant to ULDR Sec 47-25.3.A.3.b.iii, rooftop equipment screening shall be designed as an integral part of the building volume. Provide rooftop equipment screening details to verify adequate screening and to illustrate how equipment will be screened or shielded from view. 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. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. 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.
- 17) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>

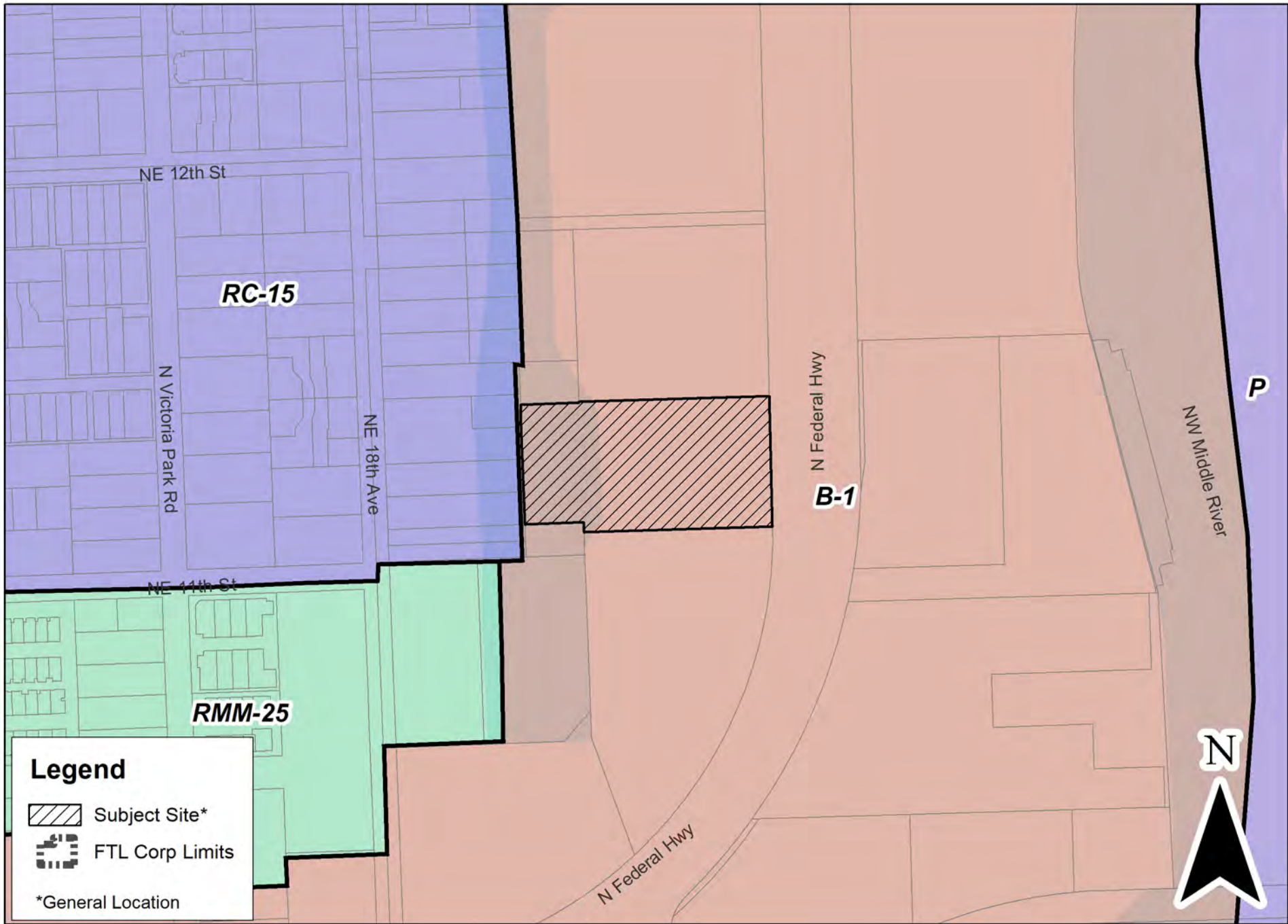


- 18) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response 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.
- 19) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Currently, there are no values shown to the north, west and south property lines. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
- 20) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 21) Provide a written response to all DRC comments within 180 days.
- 22) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 23) 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 (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 24) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or variance decision must be completed within 180 days,
- 25) Additional comments may be forthcoming at the DRC meeting.
- 26) 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.



UDP-S21014

