



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 22, 2021

PROPERTY OWNER: Mount Hermon African Methodist Episcopal Church, Inc.

APPLICANT/AGENT: Andrew Schein, Lochrie and Chakas, P.A.

PROJECT NAME: Mount Hermon Apartments

CASE NUMBER: UDP-S21027

REQUEST: Site Plan Level II Review: 104 Multi-Family Residential Units with Request for Affordable Housing Building Height Incentive to 65 Feet and Associated Parking Reduction Request in the Northwest Regional Activity Center

LOCATION: 750 NW 4th Street

ZONING: Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-S21027

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020
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 2020
4. Provide building construction type designation per Chapter 6 of the FBC 2020
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 2020.
7. Indicate code compliant sprinkler system per FBC.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
10. The exit discharge from stairway number 2 is obstructed by a column and must be revised to comply with section 1028.5 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>

General Guidelines Checklist is available upon request.



Case Number: UDP-S21027

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 South side of NW 4th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along East side of NW 18 Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along North side of NW 3 Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide 10' x 15' (min.) permanent water easement for any 4 inch or larger water meter located within the proposed development (for City Maintenance access). Easement limits shall be measured from the center of the meter vault and vault (4" meter @ 5.0'x10.5') shall be drawn to scale.

CASE COMMENTS:

Prior to Final DRC 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.
2. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
3. The conceptual water plan illustrates connections to the 6" watermain located on the north side of NW 4th Street instead of the 4" watermain located immediately adjacent to the project site. Please provide an explanation for this connection and determine if a connection to the 4" watermain is more appropriate. In addition, please provide a profile view of the proposed water service connections and illustrate all other utilities in the area along with the appropriate separations.
4. Conceptual Paving, Grading, and Drainage Plan
 - a. Note that your project is located within the Progresso Village neighborhood. Additional coordination maybe required for this project which is part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.



5. 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. 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 the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.
6. Provide drainage system for all the proposed on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
7. 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.
8. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
9. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey. Be advice, vacation of the 6-ft Utility Easement (O.R.B. 13946, Pg. 94) will require a separate DRC submittal, DRC staff support, and City Commission approval. For the 3' FPL Aerial Easement (O.R.B. 4982, Pg. 562) please provide a 'letter of no objection' from private utility owner that has an interest in this Utility Easement.
10. 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.
 - a. Discuss disposition of existing meters (along with their respective piping) and modify the demolition plans if they are intended to be removed.
 - b. Provide disposition of existing down guy wire located east of the existing parking driveway which encroaches with required vertical clearance above public/private sidewalk.
 - c. Provide disposition of existing down guy wire located on the southern boundary of the development which appear to encroach with proposed on-street parking.
11. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).



12. Provide disposition of existing perimeter fence that encroaches onto adjacent private property, along portion of east property boundary (per Sheet C-03).
13. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), please ensure grading plan specifies vertical datum used.
14. Sidewalk transition at the northeastern and southeastern corner of the property may not encroach onto neighboring private property.
15. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines).
16. Ensure sight triangles are also depicted on any existing and adjacent driveways that would be impacted by proposed improvements on this project.
17. Please provide engineering plans digitally signed and seal by Professional Engineer licensed in the State of Florida. Please also ensure plans are to scale.
18. Please ensure proposed development plans, particularly Civil plans show existing property boundary delineation and are consistent with that shown in corresponding ALTA / NSPS Land Title Survey.
19. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along with any existing or proposed sidewalk and utility easement applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.
20. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
21. Proposed exterior building doors shall not open into the public Right-of-Way and/or permanently dedicated Sidewalk Easements.
22. 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 if applicable.
23. Provide and label typical roadway right-of-way cross-sections at driveway access points, at on-street parallel parking lanes, and at landscape areas.
24. A minimum of 14-ft vertical clearance shall be provided from building balconies, roof overhangs, and any other proposed encroachments within the proposed sidewalk easement.
25. Provide pedestrian ramps at the crossing of NW 8 Avenue with NW 4 ST and NW 3 Street and the crossing of NW 3 ST with NW 8 Ave.
26. Continue concrete sidewalk across the proposed driveway access points on NW 8th Ave.



27. Provide sufficient grades/details on grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
28. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
29. 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.
30. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way.
31. 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 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.
32. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
33. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21027

CASE COMMENTS:

Please provide a response to the following:

1. As per the NW-RAC Master Design Guidelines, please provide a cross section of the Secondary Streets in which a 7.5 landscape area and a 7.5 clear path sidewalk is demonstrated and apply to the proposed site design.
2. As to the Design Guide lines large shade trees are to be within the bulb-outs and at the intersection of every parking space is to be an ornamental tree. Please provide an ornamental tree adjacent to every parking space and large shade tree for each bulb-out.
3. Please investigate redesign of underground utilities along NW 4th Street to accommodate required streetscape.
4. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
5. As to the Design Guide lines all overhead utilities are to be placed underground.
6. Trees may be encroaching the sight triangle, yet they must have a canopy height clearance of a minimum 8 feet when installed.
7. Please provide an overlay sheet demonstrating measured areas of the open space and landscape area at grade is being fulfilled.
8. Existing tree disposition sheet please have an ISA Arborist identify unknown trees and provide calculations and mitigation for permit requirements.
9. Please have ISA Arborist provide prescriptive actions required for trees to be relocated.
10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
11. 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 illustrate light poles on Landscape plan with a measured distance from the tree trunk.
12. It appears that palms and a Silver Buttonwood tree are proposed under the structure, please verify.
13. Additional comments may be forthcoming prior to DRC sign off.



GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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



Case Number: UDP-S21027

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact-resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or viewport for security.
3. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off the track.
4. All glazing should be impact resistant.
5. All elevator lobbies and / or elevators should be access controlled
6. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
7. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on-site. The system should cover all entry-exit points, parking area, common areas, storage areas and any other area of concern on site.
8. The pool area should be equipped with a childproof access control feature to prevent unsupervised children access to the pool, also an identifiable emergency communication device should be available.
9. Lighting and landscaping should follow C.P.T.E.D. guidelines.

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-S21027

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 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).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Draw equipment on site plan.
10. Identify how the trash room on the NW 4th Street side will be accessed.
11. 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. 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-S21027

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. A parking reduction may be needed for this development.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. This include propose parallel on street parking, on street parking stalls must be a minimum 8 feet 8 inches wid.
5. Illustrate the upstream and downstream driveway and intersection sight triangle requirements depicted in:
Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf>? Any parallel parking spaces with in these sight triangles must be removed.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
7. 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".
8. The city reserves the right to meter on street parking stalls in the public right of way at any time.
9. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
10. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to



provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

11. Additional comments may be provided upon further review.

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.

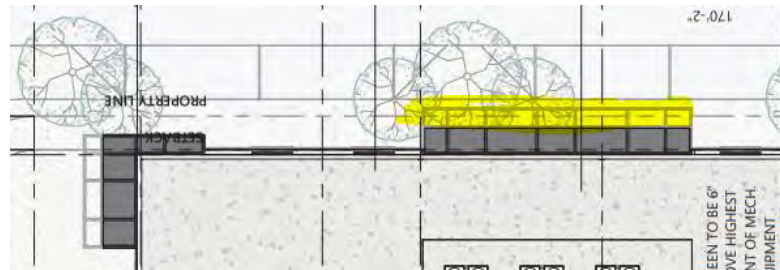
Case Number: UDP-S21027

CASE COMMENTS:

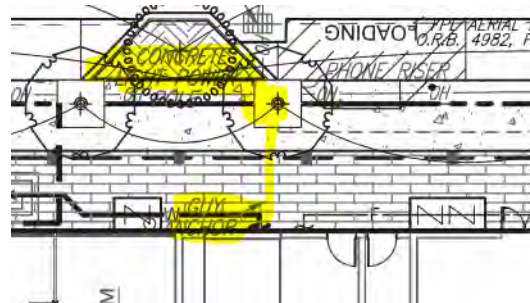
Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Northwest Regional Activity Center (NWRAC) 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.
- 3) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
- 4) Pursuant to ULDR, Section 47-13.52, projects receiving additional height require City Commission approval. A separate application is required for City Commission and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
- 5) Projects receiving additional height shall enter into an Affordable Housing Development Agreement with the City of Fort Lauderdale, requiring at least 10% of units to be set-aside in perpetuity. The Affordable Housing Development Agreement shall be submitted and reviewed by the Staff, City Attorney's Office and approved by City Commission prior to the issuance of a Certificate of Compliance.
- 6) Submit an Affordable Housing Development Plan per the Unified Land Development Regulations (ULDR) Section 47-13.52.B.3.
- 7) Provide documentation for the Low- Income Housing Tax Credits requirements.
- 8) If senior services are being provided onsite, the use would be characterized as a Social Service Residential Facility (SSRF) and must be approved as such, per Section 47-18.31.- Social Service Facility.
- 9) Easement encroachments are to be removed, or the submission and approval of an easement vacation application is required for the following utility easements:
 - a. Florida Power & Light Company Easement O.R.B. 4982, Page 562. (Notes: Item 6 on Survey)
 - b. 6' x '150 foot utility easement O.R.B. 13946, Page 94, in favor of the City of Fort Lauderdale. (Notes: Item 12)
- 10) An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level I approval pursuant to Section 47-24.2. Discuss the parking reduction methodology and process with Engineering Design Manager. Please note that there is an associated fee for the parking reduction review that will be billed when complete.

- 11) Clarify if the existing parking lot serves 401 N.W. 7th Terrace (Mount Herman African Methodist Episcopal Church) to meet their required parking and how 401 N.W. 7th Terrace will meet their parking demand.
- 12) 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 47-13.52.B.4, Additional Height Criteria
- 13) Provide the following changes on the site plans:
 - a. The plan set does not provide a Site Plan, rather an "Enlarged Site Plan". Provide a detailed site plan dimensioning the building, sidewalk, roadway, landscape strips, etc.
 - b. Per the NWRAC Illustrations of Design Standards, sidewalk widths on secondary streets require a 7.5-foot clear pathway, 7.5-foot landscape strip and 8-foot on street parking space. Based on the ROW width of approximately ±47-feet, work with Planning and Landscaping on a design that meets the intent of the streetscape design standards on NW 8th Avenue, NW 4th Street and NW 3rd Street. (Note: Widths of sidewalks are to be measured outside of the tree grate/swale area.)
 - c. Work with Engineering and Transportation and Mobility on lane width requirements.
 - d. Remove the rooftop architectural element encroaching into the right-of-way on NW 4th street, as shown on Sheet G-4, Enlarged Site Plan.



- e. Landscape plans and the site plan are inconsistent, showing two different streetscape designs. Update plans to match.
- f. Clarify if the midblock utility pole and guy wire shown on the survey and landscaping plan along NW 4th Street will be removed and relocated. The utility pole is located where a tree is proposed, and the guy wire is going through the building's arcade.



- g. Provide pedestrian easements along N.W. 8th Avenue, N.W. 4th Street and N.W. 3rd Street on portions of the sidewalk located outside of public right-of-way and indicate on site plans.
 - h. Work with Transportation and Mobility on the inclusion and placement of bike racks.
 - i. Show centerlines of all adjacent ROWs and dimension widths on plans.
 - j. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - k. Consider consolidating trash rooms and provide more street activation on 4th street.
- 14) Provide the following changes on the elevation plans:
- a. Update elevations with property lines and measurements.
 - b. Provide street cross sections for all streets. If portions of a cross section vary in travel lane width, provide additional cross sections to show variation in design.
 - c. First floor building height shall be no less than 15-feet, per the NWRAC Illustrations of Design Standards. Update elevations to meet the 15-foot minimum requirement.
 - d. Provide distance measurements from property line to the structure on elevation drawings.
 - e. Provide additional material examples of rooftop screening material.
 - f. Indicate if electric meter and utility pole in the corner plaza on N.W. 4th Street and N.W. 8th Avenue will be relocated.
 - g. Consider integrating additional active space elements to the corner plazas of N.W. 4th Street and N.W. 8th Avenue and N.W. 8th Avenue and N.W. 3rd Street, such as benches and water features, such as a small pond or fountain.
 - h. Consider additional stoop features that help delineate the public and private realm - i.e. low lying rod iron picket fencing or similar barrier.



- i. Work with building department to determine if the inclusion of exterior wood architectural features is permitted on residential structures of this size. Consider the use of noncombustible composite material that mimics the appearance of wood that will not deteriorate due to the elements.
 - j. Consider additional shading devices for first floor units on N.W. 8th Street in order to provide enough shade during afternoon hours.
- 15) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall 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 structures. Provide the following:
- i) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - ii) Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - iii) Provide screening product material including images or pictures of actual application of such.
- 16) It is encouraged that a construction staging plan is submitted, which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process. If a construction staging plan is submitted after DRC Approval, an admin application would be required.
- 17) 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.
- 18) 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>
- 19) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- Please note any proposed signs will require a separate permit application.
- 20) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



GENERAL COMMENT

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

Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 23) Expiration of allocation of flex units. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.
- 24) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: NWRAC-MU Illustrations of Design Standards | Rev. 3/22/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT21009 (Mount Hermon)	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Mount Hermon Apartments	
PROJECT ADDRESS:	750 NW 4 Street	
REVIEW DATE:	06/09/2021	
CASE PLANNER:	Adam R. Schnell – Planner III	
CONTACT INFORMATION:	954-828-4798	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

STREET DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.		X		Lane Width is too small
S-2	Development above right-of-ways (air rights) does not occur.		X		
S-3	Streets have reduced lane widths.		X		See Comment 1
S-4	Traffic calming is utilized rather than barricading streets.			X	
S-5	On-street parking is maximized on all streets.	X			
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.			X	
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.				X Provide Dimensions
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.			X	
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. Conflicts between		X		
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees). Does not meet requirements and measurements are not provided.		X		X
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.	X			
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.	X			
S-13	Drive-thrus are avoided in most cases.			X	



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.	X			
B-2	Structured parking design is well integrated into the overall building design.			X	
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street. Consider consolidating trash rooms and provide more activation on 4th street.	X			
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses. Add additional elements to the entrance of overhang - such as seating. Conder providing fountain with seating on the corner of NW 8th Avenue and NW 4th Street				X
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <i>Primary Street: The building frontage abutting a Primary Street should be built to the property line.</i> <i>Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line.</i> Street Sections do not meet the intent of the NWRAC Master Plan Secondary Street requirements		X		
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <i>Side / Rear Yard Setbacks: 0 feet*</i> <i>*15 feet when abutting existing residential</i>	X			
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights. <i>Two stories or 25-feet minimum</i> <i>Five stories or 65-feet maximum</i>	X			
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall. Provide dimensions				X
B-9a	Buildings do not exceed maximum height dimensions. <u>NWRAC-MU_{ne} and those properties that are located east of NW 2nd Avenue within the NWRAC-MU_e</u> <i>Permitted Maximum Height up to, but no higher than 120 ft.</i> <u>NWRAC-MU_e west of NW 2nd Avenue</u> <i>Permitted Height up to, but no higher than 65 ft.</i> <i>Max Height up to, but no higher than 110 ft *</i> <u>NWRAC-MU_w</u> <i>Permitted Height up to, but no higher than 45 ft.</i> <i>Max Height up to, but no higher than 65 ft*</i> <i>* Structures exceeding the permitted height threshold of the NWRAC-MU_e, and NWRAC-MU_w shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B</i>	X			
B-9b	<u>Maximum Floorplate:</u>			X	

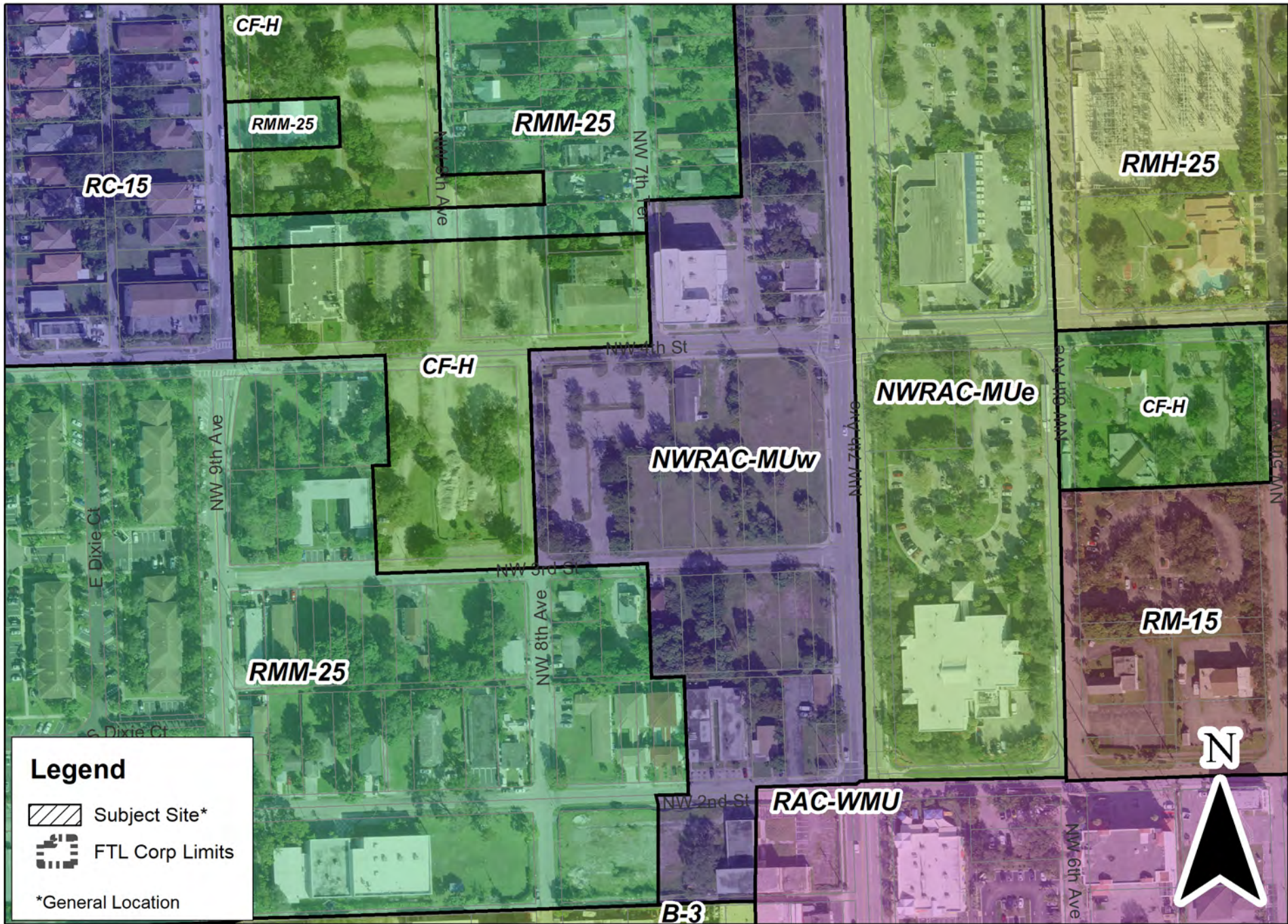


BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
	Commercial 32,000 square feet Residential 12,000 square feet				
B-9c	<u>Minimum Tower Separation</u> : 40 feet (depending on floorplate)			X	
B-9d	<u>Minimum First Floor Height</u> : Fifteen (15) feet		X		
B-10	Towers do not exceed minimum stepback dimensions and maximum floorplate area. Minimum Tower Stepback Front Corner Side Rear Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate Secondary Street: 15 feet 15 feet [Dependent on floorplate] Maximum Floorplate / Minimum Tower Stepback <u>Commercial</u> 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and rear stepback 16,000 square feet / 20 feet side and rear stepback <u>Residential</u> 12,000 square feet / 30 feet side and rear stepback 10,000 square feet / 25 feet side and rear stepback 8,000 square feet / 20 feet side and rear stepback			X	
B-11	Where buildings abut existing residential development a transition zone shall be established. <u>Minimum Yard Setback</u> : 15-feet <u>Maximum Shoulder Height</u> : 45-feet <u>Minimum Tower Stepback</u> : 15-feet			X	
B-12	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".			X	
B-13	Towers contribute to the overall skyline composition.			X	
B-14	Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.	X			
B-15	Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.	X			
B-16	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.	X			
B-17	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.	X			
B-18	The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing <u>Primary Streets</u> – minimum 60% <u>Secondary Streets</u> – minimum 50%			X	
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse.			X	



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment.	X			
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings. Shading devices may be needed for walk up units.		X		
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.			X	
B-23	In residential buildings, ground floor units have individual entrances.	X			
B-24	Balconies and bay windows animate residential building façades	X			
B-25	The 'Fifth Façade' of a building is treated as part of the total design. Meets intent – Need additional mechanical screening material information.	X			X
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.				
B-27	Noise pollution as a result of building design is mitigated.	X			

Reference DRC Comments for additional commentary and expanded narratives.



UDP-S21027

