



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 22, 2021

PROPERTY OWNER: 509 NE 3, LLC.

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

PROJECT NAME: 509NE3 Condominiums

CASE NUMBER: UDP-S21026

REQUEST: Site Plan Level II Review: 26 Multi-Family Residential Units with 1,000 Square Feet of Commercial Use in the Downtown Regional Activity Center

LOCATION: 509 NE 3rd Avenue

ZONING: Regional Activity Center – City Center (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Tyler LaForme



Case Number: UDP-S21026

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
2. Specify height and area compliance per Chapter 5 of the FBC 2020.
3. Provide building construction type designation per Chapter 6 of the FBC 2020.
4. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC 2020.
6. Indicate code compliant sprinkler system per FBC 2020.
7. Designate Fair Housing Provisions per FBC Accessibility volume.
8. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006.
9. Per section 403.6.1 of the FBC buildings with an occupied floor more than 120 feet (36 576 mm), measured from the elevation of street-level access to the level of the highest occupiable floor, no fewer than two fire service access elevators shall be provided in accordance with Section 3007.

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-S21026

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

- a. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

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.
 - 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-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

Be advised this project falls within the A-21 sewer basin. Currently, this basin is operating over its capacity. Consequently, the sewer system is undergoing upgrades which are scheduled to be completed by the end of 2022. While the permitting and construction of the project is allowed, note that this development will not receive a certificate of occupancy until the sewer upgrades are completed.

2. 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.).

Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). Sufficient information must be provided on survey in order to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties.



Please provide boundary survey that is based on Standard Title Commitment or Opinion of Title.

Ensure survey depicts all information requested above as well as any information beyond limits of property that maybe required for coordination between existing and proposed improvements adjacent to the site.

3. The corresponding Right of Way **Vacation application (V18003)** and plat application (PL18005) shall be approved by City Commission prior to Final DRC Sign-off.
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. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
6. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
7. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
8. Improve portion of existing unimproved 15' Alley (behind proposed development) with paving and drainage (per Public Works standards) to mitigate projected increase in vehicular traffic within Alley from proposed development.
9. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
10. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
11. Please email PLANS@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, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
12. The conceptual water plan illustrates connections to the 6" watermain located on the east side of NE 3rd Avenue instead of the 4" watermain located immediately adjacent to the project site. Please provide an explanation to 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.
13. The conceptual sewer plans propose a total of four (4) 6" laterals. In efforts to avoid overcrowding of the City's right-of-way, please consolidate the laterals to one (1) 6" (or 8") line. Please modify the



plans accordingly and be reminded to illustrate the lateral along with its respective private manhole and UE (if applicable).

14. 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.
15. 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.
16. 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.
17. Contact the Floodplain Manager regarding the 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.
18. 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.
19. 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.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
20. Please provide a statement indicating if the proposed development will require any road closures, sidewalk closures, detours, rerouting of any streets, and/ or temporary occupancy of any City of Fort Lauderdale right-of-way.



- a. Should the proposed development have the need to occupy the City of Fort Lauderdale right-of-way, a Maintenance of Traffic (MOT) permit will be required and the developer is to submit schematics showing required location, purpose and time for each specific right-of-way re-routing or closures.
 - b. Compliance with the requirements of the approved plan are the responsibility of the applicant. Please be advised, Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by the Development review 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.
 - c. Describe crane placement and operations. Cranes will not be allowed to operate from the right-of-way. Loaded jibs will not be allowed to operate over the right-of-way nor adjacent private properties.
21. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures to determine if the project will need phased closures during the various stages of construction. Provide a separate description for each phase including the descriptions of what is being closed, the location, and the limits of the closure along with the relative timeline and duration for each phase. Within adjacent City Right-of-Way, staging/storage will not be allowed. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Development Review 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. State if covered sidewalk is to be provided for any of the phases in order to maintain pedestrian travel during construction and if access will be provided to all public and private utilities. Describe if vehicular turnaround areas will be provided if a dead-end street is being created by any closure. Describe crane placement and operations. Cranes will not be allowed to operate from the right-of-way. Loaded jibs will not be allowed to operate over the right-of-way nor adjacent private properties. Provide the number of metered and unmetered on-street public parking spaces that will be affected during each phase.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

22. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
23. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.



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

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



Case Number: UDP-S21026

CASE COMMENTS:

Please provide a response to the following:

1. There is a 4inch water main adjacent to the street.as per Section 47-13.20.H. in which talks about streetscape requirements that alternative measurements may be required such as placing the building back to accommodate the required streetscape.
2. With a minimum 7feet width(10feet may be preferred) sidewalk requirement and that other neighboring newly developed sites have the sidewalk adjacent to the street. Please investigate a re-design of the required streetscape.
3. Within RAC zoning districts shade trees may have 12feet horizontal clearance from the structure, with the use of Highrise or Cathedral type shade trees the Department may allow 10feet horizontal clearance from the structure.
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. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
6. Approval from jurisdiction for landscape installation in Right of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
7. Please provide an overlay sheet demonstrating measured areas as to how the open space and landscape area at grade requirement is being fulfilled.
8. As to the Downtown Master Plan the suggested size of shade tree street trees is 20-22 feet overall height, 8 feet spread. Minimum requirements are 16 feet overall height with 7 feet canopy clearance.
9. Trees and palms adjacent to and encroaching onto the public realm of the sidewalk will require a 7feet minimum canopy height clearance.
10. 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.
11. There is a product that may be used 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. 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.
 13. 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.
 14. 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. 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-S21026

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 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 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.

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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
5. 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.
6. 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).
7. Containers: must comply with 47-19.4
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. 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



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CASE COMMENTS:

1. 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.
2. 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.
3. Additional comments may be provided upon further review.
4. What does the developer propose for resident parking?

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-S21026

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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use may be permitted through the allocation of Downtown RAC units or residential flex units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Be advised that development applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability at the time of site plan approval on a first come, first served basis. Units will be allocated at time of site plan approval. Staff will advise the applicant on the status of these units during the DRC approval process.
- 4) The project is subject to either: (1) a 30-day review period by the City Commission, or (2) potentially subject to approval by the City Commission for deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5633).
- 5) The project is subject to the requirements of Downtown RAC Education Mitigation Agreement or Broward County Public School Concurrency, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. 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.
- 6) Provide a construction staging plan 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 with the Transportation and Mobility Department.
- 7) 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](#).

- 8) The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category to assist the applicant.

Principles of Street Design

- a. Per DRT comment S9, show shade trees along NE 3rd Avenue. Some plans sheets show palm trees along the right-of-way. Provide consistency between the plan sheets to show only the shade trees along the right-of-way.
- b. Provide a cross section for NE 3rd Ave to ensure it meets the design guidelines for NE 3rd Ave. This includes two travel lanes, 8.5-foot wide parking stall, a landscape strip and sidewalk.
- c. On sheet A-201, the building wall encroaches into the setback. The balcony can be in the setback; however the building wall element cannot be.

Principles of Building Design

- b. Per DRT Comment B20, increase minimum horizontal distance to the tower from the property line of 30 feet in order to meet tower separation requirement. This requirement is not met on the north, south, and west sides of the building.
- b. Per DRT Comment B12 (and SF6), the ground level should include more pedestrian shading elements to accommodate the small plaza frontage on the southeast corner.
- c. Per DRT Comment SF3, provide more information on the materials used at ground level. Facades below the shoulder should utilize a rich layering of architectural elements and durable materials.

Quality of Architecture

- a. Per DRT Comment Q1, consider increasing angle elements or provide additional articulation to the rooftop in order to contribute to the overall skyline composition of Fort Lauderdale.
- 9) As proposed, the project deviates from the requirements of ULDR Sec. 47-13.20.B.3. The developer may submit the design of the proposed development for review and approval by the City Commission if the alternative design meets the overall intent of the Downtown Master Plan. Pursuant to Section 47-27, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements.
- 10) Include narrative regarding the lack of parking for the proposed development including impacts on the adjacent properties. As proposed, the project does not provide any parking spaces for the development.
- 11) Provide the following changes on building elevations:
- a. Provide dimension for of architectural features and balconies into the stepback on sheet A303; and
 - b. Show the rooftop equipment and screening with materials that should be consistent with the design of the building design.
- 12) Pursuant to Section 47-13.20. E, Open Space, provide detailed information on open space in the site data consistent with ULDR requirements and provide a separate sheet in the site plan set for open space that depicts the various open space requirements. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space.
- 13) Provide a truck movement plan that demonstrates trucks and vehicles can safely maneuver into the site from the alley. Clarify whether a cross access agreement exists with the property to the west.
- 14) 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:

- a. 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;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
- 15) The Downtown Development Authority (DDA) has approved site light fixtures along public streets for projects in Downtown. If replacing street lighting, the site plan set shall include these light fixtures on the applicable sheets and note the specifications, which are provided as an attachment.
- 16) 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>
- 17) 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:

- 18) Provide a written response to all DRC comments within 180 days.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) Additional comments may be forthcoming at the DRC meeting.
- 23) 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-S21026

