



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 14, 2021

PROPERTY OWNER: 1100 Hotels, LLC.

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

PROJECT NAME: Fairfield Inn & Townplaces Suites

CASE NUMBER: UDP-S21038

REQUEST: Site Plan Level III Review: 172-Room Hotel with Parking Reduction

LOCATION: 1100 W. State Road 84

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Christian Cervantes



Case Number: UDP-S21038

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. Designate transient logging guest room in accordance with the FBC Accessibility 224.
7. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
8. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

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, 2020 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.



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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 copy of Pre-application meeting memorandum with FDOT.
- b. Verify the size of the proposed water meter. Please be advised that the applicant shall provide a 10' x 15' (minimum) permanent Utility Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show/label delineation in the plans as applicable.

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 the updated signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements following the approval of plat case UDP-21003. 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. 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).
2. The corresponding plat application (UDP-21003) shall be approved by City Commission prior to Final DRC Sign-off.
3. The site plan shall depict the sidewalk to be proposed along SW 26th Street per the condition provided under the plat case UDP-21003. Depict existing sidewalk adjacent to the development along SW 26th Street and how proposed sidewalk/pedestrian path will transition into existing sidewalk.
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. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way.
6. Sight triangles located at the intersection of a local street or driveway along West State Road 84 are subject to FDOT sight visibility requirements. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the site plan as applicable.



7. Provide and label typical roadway cross-sections for the proposed development side of West State Road 84 and SW 26th Street at the driveway access points and at the landscape swale areas as appropriate.
8. 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. Please be advised that the elevation of either the raised concrete slab or the drain shall be set at or above the 100-year Broward County elevation to minimize inflow and infiltration into the City's sanitary sewer system.
9. Per the City's Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. However, if one or more of the exceptions stated in the above section are found to exist, then the property owner can request a sidewalk waiver by providing justification in a letter to the City.
10. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
11. For surface or ground-level parking lot layout:
 - a. The minimum clear width and depth parking stall dimensions shall be 8' -8" and 18' -0", respectively.
12. 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 dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
13. 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>.
14. Note that there is a force main running parallel to SW 26th Street and may conflict with the proposed water taps. Please email CRBARRETT@FORTLAUDERDALE.GOV to obtain copies of the City utility maps



as applicable to the project location and illustrate all of the existing City utilities and easements (if applicable) on the engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

15. Please illustrate the existing water meters and provide their deposition.
16. Please illustrate the size and location of the proposed meters. Be reminded to illustrate a utility easement around said meters.
17. Please modify the plans to provide a call out detailing the diameter of the existing sanitary lateral. In addition, please illustrate a sewer clean out at the property line per City standards.
18. Conceptual Paving, Grading, and Drainage Plan:
 - a. Please note that this project falls within the Edgewood Civic Association which is part of a City Drainage Master Plan, Therefore, additional coordination maybe required. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
19. 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 and the 100-year, 3-day storm events, 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.
20. 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. Please contact Gabriel Garcia (Ggarcia@fortlauderdale.gov) for a full list of requirements for submitting a dewatering plan.
21. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A minimum of 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.
22. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>.
23. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

Please provide a response to the following.

1. It appears that the proposed Live Oak trees within the north perimeter conflict with the existing trees' canopy. Due to existing tree conflict within this area, please investigate the use of trees such as an understory species.
2. There are overhead utilities along the south side of the site. Please use species of trees compatible with the overhead power lines.
3. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
4. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, and trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.
 - e. Please proposed trees compatible with the overhead power lines.
5. Please have Arborist provide mitigation for Royal palm as to requirements of the Department.
6. Please indicate how the mitigation is to be provided through proposed installation and other as necessary.
7. Please provide tree island landscape area widths. Landscape widths of tree islands adjacent to a drive isle to be no less than 8 feet.
8. Proposed underground utilities located within code required landscape areas to be relocated. Fire hydrant and supply line proposed within tree island is conflicting with required placement of landscape materials.
9. 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.
10. Please provide street trees along SW 26th Street.
11. Calculations on Landscape sheet not the same as on the site plan (example the Landscape sheet indicates 18,277sqft in VUA as to the Site plan shows 39,624sqft). Please correct and complete the required / provided list on the Landscape sheet. Please visit Landscape and Tree Preservation code 47-21. for site code requirements for the required / provided list.



12. 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. Use is indicated on Landscape plan, please show on site and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
13. 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 investigate 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.
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. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. The site should be equipped with a comprehensive CCTV system that can retrieve an identifiable image of an individual on-site. The system should cover all entry-exit points, common areas, mailroom, storage areas and any sensitive area of the site.
2. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat, or an active killer event.
3. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. Unit entry doors should have a secondary deadbolt locking system.
7. There should be a system to track any individual access into each hotel room. (Guest, housekeeping or service calls).
8. All restricted areas and guest only areas should be access controlled and label as such.
9. All elevator lobbies and / or elevators should be access controlled
10. All glazing should be impact resistant.
11. Easily identifiable emergency communication devices should be available at the pool areas, common areas.
12. Lighting and landscaping should follow City of Fort Lauderdale 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-S21038

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. 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.
4. Containers: must comply with 47-19.4
5. 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.
6. Solid Waste charges shall be included in monthly lease with Sanitation account for property under one name (Commercial).
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
9. Confirm where the collection will take place within the site.
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
11. Trash Room services will be handled by private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
12. 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 dwilson@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:

None



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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. Project may Require a Parking Study. 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 Contact Morgan Dunn at Mdunn@fortlauderdale.gov for methodology meeting.
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.
 - a. Show garage, Driveway dimensions on plan set.
 - b. As per 47-19.2.4 "A driveway shall be constructed at a minimum length of eighteen (18) feet measured from the property line when used as stacking or as a parking space."
4. 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.
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. 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.
7. 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.
8. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements (Section 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.
2. A separate application and fee are required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
3. 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.
4. The site is designated Commercial 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.
5. Provide the following changes on site plan:
 - a. Show centerlines of all adjacent ROWs and dimension widths.
 - b. 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.



- c. Clearly label and dimension on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
 - d. Pursuant ULDR Section 47-21.12 Provide dimensions of landscape islands to show code requirement is being met.
 - e. Pursuant ULDR Section 47-18.16.C provide the square footage of all the hotel room types on the data table and site plan sheets.
 - f. Clarify on site plan if CBS wall on east side of site will be extended all the way down. Current site plan shows arrow drawn but CBS wall stopping halfway through east side of site.
6. Provide the following changes on elevations:
 - a. Identify and label all architectural elements including at the ground level.
 - b. Add rooftop mechanical equipment as outlined with dash lines.
 - c. Elevations show max height of 92 feet 7 inches, however site plan data table and application state max height of 95 feet 5 inches. Provide the correct height on the elevations.
 7. 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.
 8. Based on the location of the proposed project, Broward County and/or the FAA may need to review to determine whether the project is a potential hazard to aviation and in compliance with No. FAR Part 77. To initiate Broward County Review, please contact Karen Friedman (KFriedman@broward.org). To initiate FAA review, access the FAA web page at <https://oeaaa.faa.gov>.
 9. 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 proposed 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.



10. Pursuant ULDR Section 47-23.9 Interdistrict Corridor Requirements, enhanced pedestrian elements should be provided. Consider more activation of ground floor uses (such as offices, lobby area, amenities, etc.) along State Road 84 to provide a more amicable pedestrian environment. Current floor plans show studios at the ground level facing State Road 84. See attached photos below for reference.



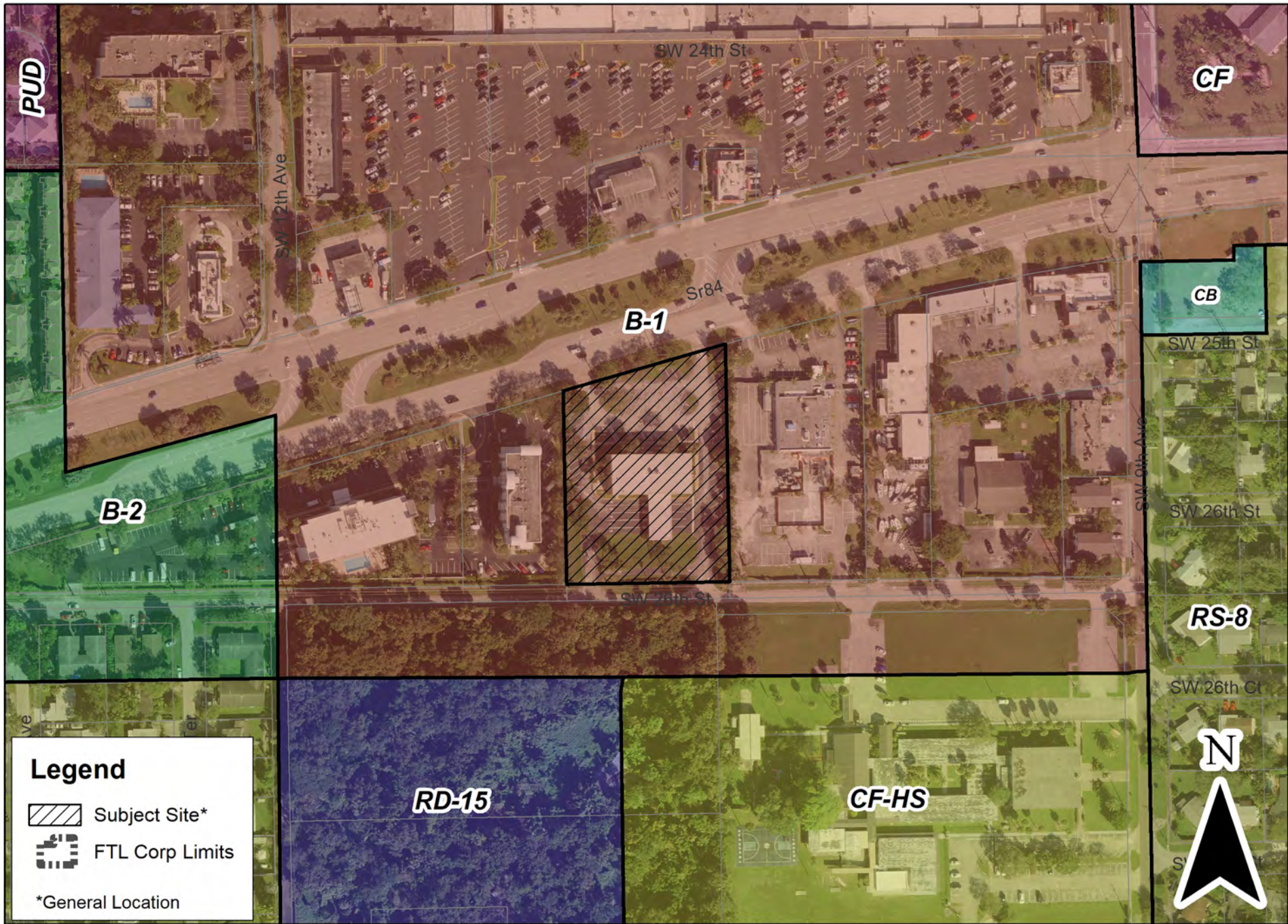


11. Pursuant ULDR Section 47-23.9.B.3.c.i, "A minimum average fifteen-foot wide landscape area no less than three-foot wide at any one point shall be installed along the State Road 84 street frontage between the building and sidewalk required pursuant to B.2.d. consisting of a variety of planting materials." Current site plan shows parking rows placed between the building and the landscaping which does not meet intent. The intent of the Interdistrict Corridor requirements is to accommodate intensive pedestrian traffic and provide enhanced pedestrian elements. The building should be brought up to the landscaped area and provide a street presence.
12. Discuss with engineering a sidewalk bond for the south side of the site along SW 26th street. Update the site plan to reflect the addition of the 5-foot-wide sidewalk to be cohesive with the neighboring sites to the east and west.
13. Consider adding more fenestration and architectural elements with high quality materials to the south side of the site, current elevations show south façade as mainly plain stucco with score lines.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant
2. If a temporary construction/sales trailer is needed for this project, verify details and location with the Building Representative. 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.
3. 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 case planner (Christian Cervantes, CCervantes@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
4. 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.
5. Additional comments may be forthcoming at the DRC meeting.



UDP-S21038