



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 12, 2021

PROPERTY OWNER: Eyal Peretz, Sunshine Shipyard, LLC.

APPLICANT/AGENT: Debby Orshefsky, Holland & Knight

PROJECT NAME: The Arcadian

CASE NUMBER: UDP-S21043

REQUEST: Site Plan Level II Review: 492 Multifamily Residential Units, 7,350 Square Feet of Restaurant Use and 7,350 Square Feet of Retail Use with Associated Parking Reduction in the Northwest Regional Activity Center

LOCATION: 640 NW 7th Avenue

ZONING: Northwest Regional Activity Center - Mixed Use east (NWRAC-MUe)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Lorraine Tappen



Case Number: UDP-S21043

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. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
8. Specify required number of exits based on travel distance, occupancy load and use per FBC 1006.
9. Dimension accessibility requirements to site per FBC Accessibility Code
10. Show that all exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
11. Specify 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?nodeld=C OOR_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.



Case Number: UDP-S21043

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' Right-of-Way dedication or permanent Right-of-Way Easement along east side of NW 7th Avenue (coordinate with BCHCED), to complete half of 80' Right-of-Way section per the most current Broward County Trafficways Plan; show/label delineation in the plans. Verify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 6' permanent Right-of-Way Easement or dedication along north side of NW 6th Street/Sistrunk Boulevard, to complete half of 70' Right-of-Way section per the most current Broward County Trafficways Plan; show/label delineation in the plans.
- c. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northwest corner of NW 7th Avenue & NW 6th Street/Sistrunk Boulevard and southeast corner of NW 7th Avenue & NW 7th Street intersections (coordinate with BCHCED). Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- d. Provide permanent Sidewalk Easement as appropriate along east side of NW 7th Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate).
- e. Provide permanent Sidewalk Easement as appropriate along north side of NW 6th Street/Sistrunk Boulevard, west side of NW 6th Avenue, and south side of NW 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate).
- f. Provide 10' x 15' (minimum) permanent Utility Easement for the 6-inch water meters located within the proposed development (for City Maintenance access). The utility easement shall be clear of any below or above ground obstructions that would conflict with City maintenance access.

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. 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. Provide confirmation letter from FPL (and additional utility owners as needed) to ensure the existing wood power poles/down guys are relocated outside the sidewalk clear path along NW 6th Street and NW 6th Avenue.
2. 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.



3. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
4. 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) and streets with streets (25' measured from intersection point of extended property lines).
 - a. The 25-foot sight triangle shall be measured from the limits of the dedicated right-of-way line.
 - b. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
 - c. Ensure the sight triangles meets the BCHCED sight visibility requirements at the northwest corner of NW 7th Avenue & NW 6th Street/Sistrunk Boulevard intersection.
5. Provide and label typical roadway cross-sections for the proposed development side of NW 7th Street and at the paseo entrances at NW 7th Avenue and NW 6th Avenue.
 - a. Confirm that the proposed sidewalk/pedestrian path and ramps meets ADA guidelines.
 - b. Verify the purpose of installing a sidewalk detectable warning pad where the sidewalk ends along NE 7th Street. There appears to be an existing wall where the sidewalk ends.
6. Existing property boundary delineated in proposed development plans (especially Civil plans) shall be consistent with that shown in corresponding ALTA/NSPS Land Title Survey.
7. The Ground Floor Plan (Sheet A-101) depicts a loading area adjacent to NW 6th Avenue which is not depicted on the proposed Site Plan (Sheet C0). In addition, the parking ramp access layout and slope shown on the Ground Floor Plan sheet is not consistent with the Site Plan sheet. Therefore, ensure the building layout is consistent on the all the plans sheets.
8. Verify the trash enclosure location and pick-up access on the site plan and ground floor plan. Show truck turning movements in and out the proposed dumpster enclosure/building. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
9. 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.
10. For all levels in the parking garage:
 - a. Dimension the proposed entering and exiting lane widths to the garage from NW 6th Avenue. Ensure consistency between the site plan and ground floor plan sheets regarding the parking garage access and layout.
 - b. Depict the parking garage slopes for each level. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.



- d. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
11. Please provide reasonable assurances that the drainage system (including exfiltration trenches and catch basins) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:
 - a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed storage system will not undermine the structural components of the garage.
 - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
 - c. A detailed plan of how the system will be replaced in the event of failure.
 12. 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. A minimum 5 feet and 10 feet horizontal separation is required between City utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development).
 13. 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.
 14. 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.
 15. 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.
 16. 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-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.
17. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with BCHCED for their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts along NW 7th Avenue.
18. Conceptual Paving, Grading, and Drainage:
- a. Specify on the Finished Floor Elevation of the building.
 - b. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way and properties. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.
 - c. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). Coordinate as appropriate with BCHCED for mitigation of additional runoff along NW 7th Avenue.
 - d. Please note that connections between private and public stormwater infrastructure are not permitted. Please remove any existing illicit connections.
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, as well as how the 25-year, 3-day and the 100-year, 3-day storm events are maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.
21. Exfiltration Trenches:
- a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.



- b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
22. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
23. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showpublisheddocument/30249/637671136585370000>.
24. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21043

CASE COMMENTS:

Please provide a response to the following.

1. Along Sistrunk BLVD please provide continuous shade trees without palms ending the row of shade trees. Please replace the end palms with shade trees. Palms may be placed cornering along NW 6th, 7th AVE and NW 7th Street.
2. Along Sistrunk BLVD trees are not required adjacent to the on-street parking. The Department for continuity of placement would be seeking a tree island separating every two parking stalls. If parking stalls removed from Sistrunk BLVD, please propose the shade trees on thirty feet centers maximum.
3. Please demonstrate on plans the width of the sidewalk along Sistrunk BLVD. The consistent width is ten feet six inches and does not include a tree pit planting area.
4. Along NW 6th AVE (secondary streets) while shade trees are to be within the bulb-outs after every two parking stalls. The tree adjacent to the parking stall is to be small shade tree or an ornamental tree. Being that this would be the first project on this block, please propose flowering ornamental trees adjacent to the parking stalls along NW 6th AVE and NW 7th ST. therefor other developmental projects along NW 6th AVE will follow the lead of this site's installation. This will be following the request of the mayor to have streets with dedicated flowering trees that when in bloom will be a show case of that street. When proposing for NW 7th ST please provide a different species of flowering ornamental tree adjacent to the parking stalls then those for NW 6th AVE.
5. Along NW 6th AVE is a proposed drainage utility creating a conflict with shade trees being located within the bulb-out areas. Please redesign this utility to allow shade tree placement within the landscape area adjacent to the traffic lane. There is also a landscape area bulb-out with proposed water lines, this area appears to be about 15 x 8 and may support an additional shade tree street tree with the use of structural soil or a cell product under the pavement.
6. As per section 47-13.20.H. of which indicates Design Guidelines are to be followed and as to NWRAC design guidelines of secondary streets the sidewalks are to have a minimum 7.5 feet clear path width. Please demonstrate on plans without including landscape tree pit area.
7. Along NW 7th AVE the existing 6inch water line is in conflict with the streetscape as to the Design Guide lines. As the Adderley project has done with the old water line, please redirect the water utility to allow the placement of the street trees within the 8 feet wide landscape strip. With the landscape strip being reduced from 12.6 feet to 8 feet width and maintaining the minimum 10 feet clear path of the sidewalk, this will give the opportunity for additional trees and palms property side of the sidewalk.
8. Please provide planting pit detail for trees proposed within the sidewalk.
9. 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 on plan.



10. 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.
4. 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.



Case Number: UDP-S21043

CASE COMMENTS:

Please respond to the following:

1. Residential and retail units' entry and exterior 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. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
4. 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 garage, common areas, mailroom, storage areas, and any sensitive area of the site.
5. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. All elevator lobbies and/or elevators should be access controlled.
7. The parking garage resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to residents' vehicles.
8. Light reflective paint should be used in the parking garage to increase visibility and safety.
9. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
10. There should be child-proof safety features to prevent unsupervised children access to the pool.
11. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant amenities area unless their duties require it.
12. 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-S21043

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 10:00 pm within 250 feet of residential.
4. Containers: must comply with 47-19.4
5. Confirm where the collection will take place within the site.
6. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
7. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Solid waste collection shall be from a private loading area.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. 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).
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:

1. 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. 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.
3. 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.
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.
5. Illustrate clear sight triangle for the intersections and driveways.
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. The city reserves the right to meter on street parking stalls in the public right of way at any time.
8. Provide a minimum of 7.5 feet wide Sidewalk on **NE 6th St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
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. Remove the parallel parking spaces on SW 6th St between the sites proposed driveway and S Andrews Ave, these parking spaces are within the intersection influence area and must not conflict with 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?>
12. 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.

ADA ramps are not apparent on the renderings
Line of sight coming out of garages
Check county setback requirement for county road
Proposed 10 ft rw dedication along 7th
492 multifamily 7350 rest 7350 retail & parking reduct.



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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>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Northwest Regional Activity Center 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. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA), please coordinate and provide documentation that applicant has met with the CRA staff and any associated CRA program incentives that may be utilized for the development. Please contact Clarence Woods (954-828-4519) or via email at CWoods@fortlauderdale.gov.
4. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
5. Shoulder height and stepback requirements may affect overall project design. Stepback design needs to be integrated at 65 feet per ULDR Section 47-13.31 and NWRAC-MU Illustration of Design Standards (B10)
6. Pursuant to Section 47.13.52.B, any development requesting an additional height bonus shall include at least ten percent (10%) of all units in the development as affordable housing. Please provide an application and affordable housing plan that meets the requirements of ULDR Section 47-13.52.B.3.b. Subsequently, the applicant will be required to enter into an affordable housing development agreement with the City. The development agreement shall set forth the commitments and obligations of the City and the applicant, and shall incorporate among other things, the affordable housing development plan. Prior to submission of a building permit, the applicant shall provide documentation that an affordable housing development agreement has been recorded in Broward County public records, restricting the property for affordable housing. The documentation shall be submitted to the City's Department of Sustainable Development (DSD).
7. The project is subject to City Commission approval. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda 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 (954-828-5018).
8. The 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. 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.

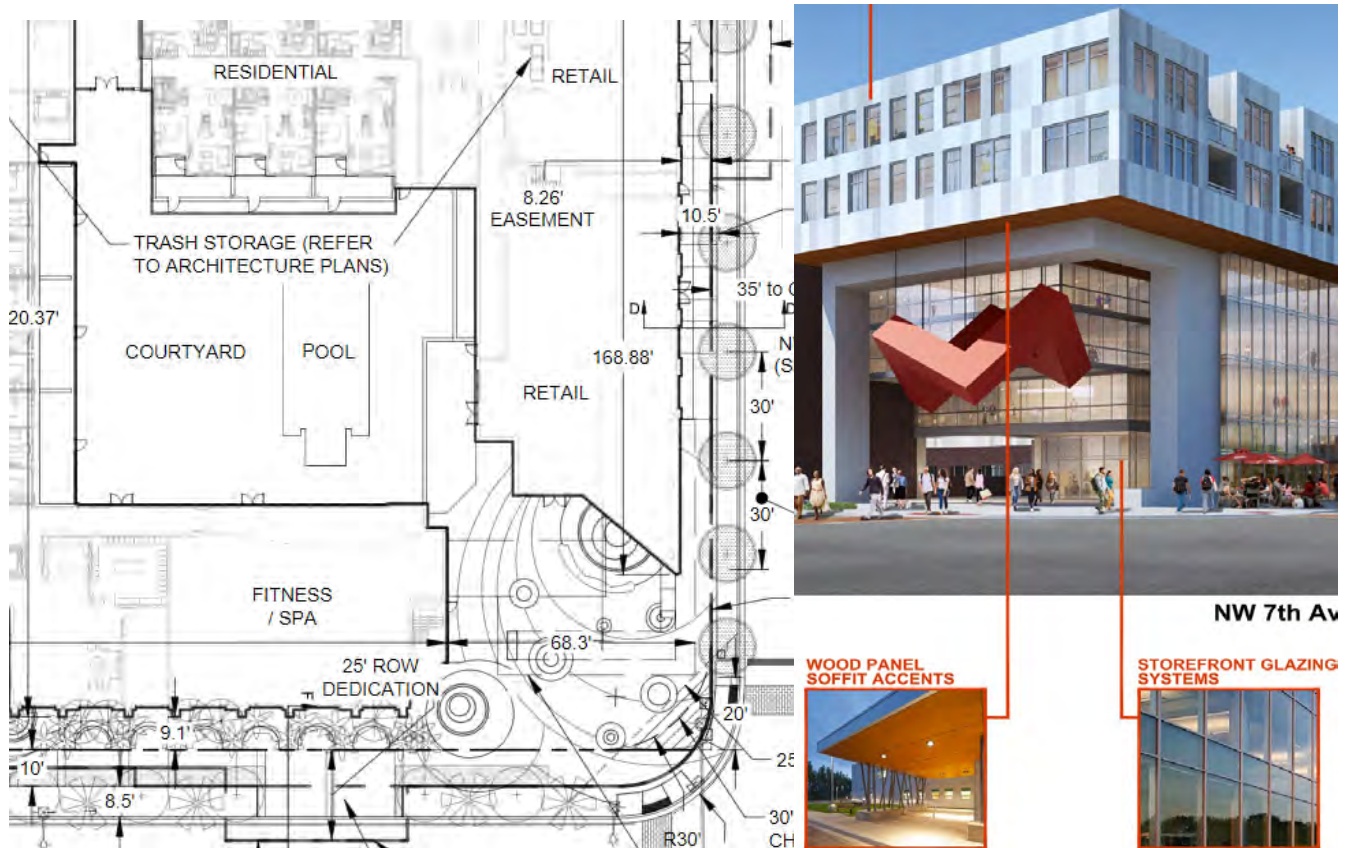
9. Indicate the project's compliance with the following ULDR, Sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section, 47-25.2, Adequacy Requirements
 - b. Section, 47-13.29, NWRAC Design Standards
 - c. Section 47-13.31 Table of Dimensional Requirements for the NWRAC-MU District
10. Clarify specific elements that will be included as part of construction phasing of Phases I and II including the timing of construction of the parking garage, mail room, and affordable units.
11. Provide the following graphics of both Phase I, Phase II, and the entire project to ensure the proposed project meets the intent of the NWRAC Illustrations of Design Standards that is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
 - a. 3-D Perspective elevations
 - b. Street-level perspectives
 - c. Provide pedestrian-level perspective renderings for both phases of the project as viewed along (street); and,
 - d. Provide detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
12. Provide the following changes on the site plan:
 - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - b. Uses as shown on the ground floor plan.
 - c. Location of proposed light poles.
 - d. Correct bike parking requirement and calculation to 1 bicycle parking space per 20 parking spaces provided. Mixed use is considered non-residential.
 - e. Label bicycle parking or adjust bicycle station label.
 - f. Label on-street parking spaces. Note that on-street parking is not permitted on NW 7th Avenue.
 - g. Dimension clear sidewalk path excluding Addapave tree pit areas.
 - h. Show pinch points in clear path.
 - i. Provide floorplate sizes of Phase I, Phase II, and entire site.
 - j. Label and dimension balconies and terraces.
 - k. Describe availability of direct sunlight and impact of shadows on the courtyard/pool areas.
13. Provide the following changes to the floor plan:
 - a. Label and dimension balconies and terraces on floor plans.
 - b. Complete hallway on northwest corner of pages A-102 and A-103.



- c. Consider relocating the electric rooms to allow commercial uses to connect with the paseo and potential outdoor seating.
14. Overhead lines should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 15. Provide the following changes on elevations:
 - a. Include Elevations for Phase I of the project.
 - b. Add street sections showing design guidelines streetscape and building massing requirements.
 - c. Show setback dimensions from the property lines.
 - d. Meet minimum stepback and tower requirements
 - e. Differentiate areas that will be glass.
 - f. Show openings and label screening in parking garage.
 - g. Adjust streetwall to meet 65-foot maximum shoulder heights.
 - h. DRT narrative indicates a change in façade materials at 25 feet. Show materials on elevations.
 - i. Label renderings.
 - j. Consider CDTEd principles and increase size and height of paseo. Create potential for outdoor seating.
 - k. Increase horizontal and roofline articulation.
 - l. Incorporate features on building corners including increased floor height, plaza depth and opportunities for outdoor seating.

See examples below:





16. The project does not meet certain Northwest RAC dimensional requirements and Northwest RAC Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.31 and Section 47-13.52. If the applicant is proposing to deviate, please identify alternative design solutions which demonstrate and maintain the overall design intent. Refer to specific comments below under the applicable category and review images intended to assist the applicant in making appropriate design changes.

Streetscape Design

- a. Provide a consistent sidewalk width of ten (10) feet-six (6) inches not including *Addapave* area for the entire length of the Sistrunk Boulevard corridor.
- b. Provide a ten (10) foot sidewalk not including *Addapave* area on NW 7th Avenue.
- c. Provide a 7.5-foot sidewalk not including *Addapave* area and a 7.5-foot-wide landscaped area on NW 6th Avenue.

Building and Architectural Design

- d. Minimize visual exposure of the parking garage by using high quality, durable materials consistent and integrated into the architectural details of the building.
- e. Meet minimum setback requirement.
- f. Orient tower toward NW 6th Street.
- g. Provide variation in the physical design and articulation of the streetwall.
- h. The building design should contain more expressive and significant architectural elements given that the site is in an extremely visible location along NW 6th Avenue/Sistrunk Boulevard. See images below for examples.



- i. Emphasize durable materials, well thought-out details, and careful workmanship.
- j. The building lacks a rich layering of architectural elements.
- k. Reflect local character and incorporate architectural features and patterns that provide visual interest, especially at pedestrian level.
- l. Create variety and visual interest at the street level through a combination of storefront styles.





17. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - b. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - c. See the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

18. 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.
 - e. Please note any proposed signs will require a separate permit application.
 - f. In order to facilitate timely approval of signage permit, consider allowing project Architect to design signage in cooperation with signage company.

19. An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area is subject to review as specified in 47-24.2. Discuss the parking reduction methodology and process with Transportation and Mobility representative. Please note that there is an associated fee for the parking reduction review that will be billed when complete.

20. Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment on elevations where applicable.

21. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14.

22. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Parking overhang internal lighting fixtures and glare cannot be visible from neighboring properties.

23. 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>.

24. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



GENERAL COMMENTS:


The following comments are for informational purposes.

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

- 20) 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.
- 21) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.
- 22) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 23) 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.
- 24) 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.
- 25) Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND

 Subject Site

UDP-S21043 - The Arcadian - 640 NW 7th Ave

