



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 26, 2021

PROPERTY OWNER: Cypress 6261, LLC. And Citrix Systems, Inc.

APPLICANT/AGENT: Robert Lochrie, Lochrie & Chakas, P.A.

PROJECT NAME: Mayla Cypress Creek

CASE NUMBER: UDP-S21045

REQUEST: Site Plan Level III Review: Proposed Alternative Design Solutions to the Uptown Master Plan Standards for Allocation of 312 Residential Flex Units and 32,993 Square Feet of Existing Office with an Associated Parking Reduction in the Uptown Project Area

LOCATION: 6261 NW 6th Way

EXISTING ZONING: Commerce Center District (CC)

PROPOSED ZONING: Uptown Urban Village Northwest (UUV-NW)

LAND USE: Employment Center

CASE PLANNER: Christian Cervantes / Michael Ferrera (Assisting)



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the FBC
4. Provide building construction type designation per Chapter 6 of the FBC
5. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
7. Indicate code compliant sprinkler system per FBC
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
10. 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.



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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 for the improvements proposed within the existing FDOT drainage easement.
- b. Provide 17' Right-of-Way dedication or permanent Right-of-Way Easement along north side of NW 62nd Street (coordinate with BCHCED), to complete half of 156' Right-of-Way section per the most current Broward County Trafficways Plan. Verify with BCHCED if the existing 17-foot roadway and utility easement along NW 62nd Street/Cypress Creek Road will be sufficient.
- c. Provide permanent Sidewalk Easement as appropriate along west side of NW 6th Way and south side of NW 63rd Court 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.

CASE COMMENTS:

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

1. Please submit a copy of the document granting this project the legal right between the connection of the private drainage system to the City's Drainage system. Please note that an offsite discharge can only be used when there is a permitted or documented discharge rate for the site.
2. Provide a copy of the unity of title for the combined site and building improvements within both parcels.
3. 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.
4. Vehicular access to the proposed parking area and garage through the adjacent private property to the west would require written permission from that property owner. Provide a copy (or status) of the proposed cross access agreement.
5. 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 (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.
6. Ensure sufficient height clearance is provided within garage for dumpster enclosure/trash pick-up 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.



7. Sheet C-2.2 – Update Cross section A-A to depict the sidewalk width and location in relation to the existing property line and sidewalk easement to be consistent with proposed site plan. In addition, provide a cross section for the ROW improvements at the landscape swale areas (between travel lane and sidewalk).
8. 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.
9. For all levels in the parking garage:
 - a. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% adjacent to 90-degree angle parking stalls. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' minimum adjacent to 90-degree angle parking stalls.
10. 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.
11. 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.
12. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide a copy of the unity of title for the interconnected drainage system between the two parcels.
 - b. Please note that connections between private and public stormwater infrastructure are not permitted. Please submit a copy of the document granting this project the legal right to connecting existing/proposed private drainage system to City's Drainage infrastructure. Please note that an offsite discharge can only be used when there is a permitted or documented discharge rate for the site. Revised drainage calculations meeting the requirements stated in comment #11 shall be provided following the removal of any connections between private and public drainage systems.
 - c. Provide sufficient existing and proposed grades and information and details to demonstrate how stormwater runoff will remain onsite and how the offsite proposed project improvements will not adversely impact the adjacent Right-of-Way and properties. Show location of the building roof drains and their proposed connection(s) to the on-site drainage system. In addition, discuss how the offsite drainage will be conveyed to the nearby stormwater inlets.
13. Conceptual Water and Sewer:
 - a. Provide utility agreement document with adjacent property owner to the west granting the sewer lateral connection to the existing sewer main within the adjacent property
 - b. Please be advised that the water and sewer improvements shall be consistent with the Broward County Water & Wastewater Standard Details. BCWWS approval for the water and sewer connections will be required at the time of master permit review.



- c. In accordance with the Water and Wastewater Capacity Availability letter issued by Broward County Water and Wastewater Engineering Division dated May 4, 2021 and the attached correspondence, provide a status update in regards to hydraulic analysis and potential updates to the lift station. The plans shall reflect any revised improvements.

14. 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.

15. 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.

16. 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.

17. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

- a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.

18. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length per City Code of Ordinances Section 25-108; show and label in plans as appropriate.

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

20. 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. Please re-evaluate existing street trees that are shown to remain. It appears that some are not in good condition and some are very close to the sidewalk that may need to be repaired and or replaced. The Department would support the removal of these trees in order to have newly installed healthy trees that will benefit the development aesthetically and for safety of the public.
2. Due to the increase of floor space, please propose street trees along Cypress Creek Road. Type of trees are to be compatible with the overhead power lines on 20 feet centers. Provide FDOT sight triangle, consideration may be required for sight line visibility requirements.
3. Please provide the calculation of on-site sod to be proposed, sod not to exceed 50 percent of the landscape area.
4. Tree preservation requirements apply and are to be followed. There are existing trees and palms that may be good candidates for relocation. Please investigate the relocation of trees and palms rather than their removal.
5. Existing and any new ground signage require code ground cover shrub planting.
6. As per Section 47-21.13.B.1.a. Describes that there be one tree per 1,000 square feet of net lot landscape area and that 20 percent is to be in shade trees. Please demonstrate within required / provided how this is being met. Due to the increase of floor space this includes the site to the south.
7. Please provide VUA calculations at grade open to the sky, including existing to the south, and how the required tree count is being met.
8. There is an existing overhead street light power line along NW 62nd Way, please propose this line to be relocated such as underground.
9. Please show on Landscape plans any off site underground utilities with horizontal clearance from the trees.



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. 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, pool area, 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.



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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. Traffic Study methodology was already first set of comments routed to applicant. Parking study will be forwarded to consultant for review.
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. 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.
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 the upstream and downstream driveway and intersection sight triangle requirements depicted in:
Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf>? Any parallel parking spaces with in these sight triangles must be removed.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
7. 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. Submitted Parking reduction Study shall be reviewed by third party consultant used for Traffic Study.
9. 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. 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.
3. The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation with the approval and allocation of flex residential units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
5. Applicant recognizes and acknowledges that the subject property, upon which this application has been filed, should not be subdivided into separate parcels owned by several owners. That said, the property shall be considered as one plot and parcel of land for development purposes and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one development plot or parcel of land. Provide documentation that unifies the site; e.g. unity of title, unified control documents.



6. Provide the following changes on site plan:
 - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - b. Show centerlines of all adjacent ROWs and dimension widths. Also dimension all sidewalks on site.
 - c. 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.
 - d. Clearly label 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.
 - e. Provide dimensions for the relocated dumpster on the west side of the site and any other trash receptacles. Furthermore, the relocated dumpster on the west side of the site should be moved to a different location that does not create a nuisance for the adjacent pocket park/plaza and residential units on the southwest corner.
 - f. Pursuant ULDR Section, 47-20 Parking and Loading Requirements, update parking data table on site plan sheet to clearly show calculations and ratios for parking requirements of the site as well as calculations for the proposed parking reduction request.
 - g. Pursuant ULDR Section, 47-20.11, It appears drive aisles in the parking garage do not meet geometric standards of 24 feet in width.
 - h. It does not appear there are any handicap spaces or elevators in the parking garage – incorporate handicap spaces and clearly show they meet dimensional requirements. Note Pursuant ULDR Section, 47-20.3.G.1.III, for purposes of shared parking there is no reduction for the required handicap spaces that are needed.
 - i. Clearly dimension all sides of the building length. It appears the building length may exceed the 300 foot permitted maximum length on the West, North, and East sides of the proposed development.
7. Provide the following changes on elevations:
 - a. Add in dimensions for the building length as well as provide dimensions for setbacks to ROW and adjacent structures.
 - b. Identify and label all architectural elements including proposed color for each.
 - c. East elevation parking garage entry shows scoring but elevation material hashing shows stone, clarify actual material. Note, Stucco is not deemed a high-quality material per the Uptown Urban Village Master Plan (UMP) when addressing materials of the first two levels.
 - d. Show the rooftop mechanical equipment as dashed lines behind parapet to show adequate screening is provided.
 - e. Provide elevations for the southern portion of the site containing the office building showing proposed improvements to any surrounding elements or to the building.
8. 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
9. Be advised that development applications requesting residential dwelling units in the Uptown Project Area are subject to unified flex unit availability and if available, will be allocated at the time of site plan approval on a first come, first served basis. If project proposes affordable housing units, such units shall be allocated from the City's available flex affordable units.



10. The property contains easements and it appears there are improvements and structures proposed in these easements. Provide information on how the applicant plans on addressing the easement conflicts. Note vacation of easements are a separate application and process.
11. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
12. Based on the location of the proposed project, the FAA and/or FXE 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 FAA review, access the FAA web page at <https://oeaaa.faa.gov>. FAA approval must be obtained prior to Final-DRC sign-off unless made a condition or otherwise deemed unnecessary by the City Airport Manager or designee.
13. The southern portion of the site containing the office needs to be improved to match the proposed zoning district requirements. More specifically the streetscape improvements along the streets it borders, if it is being used to calculate density and site design requirements. Provide plan sheets for the improvements proposed for the south office site.
14. Update the site plan set to reflect the whole development site including the office site to south.
15. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian's perspective, as viewed along the public realm. Include building details, outdoor seating, and proposed landscaping. Such renderings should illustrate key aspects of the project such as the pocket park and plaza, the northeast corner of the building, and the relation between the existing office building and proposed new building. Include nighttime renderings as well.
16. Provide a boundary and topographic survey of the site dated within the past 6 months that includes the entire development parcel.
17. Provide the following information:
 - a. A separate sheet in the site plan set that shows how density was calculated for the site.
 - b. Copy of the Corporate Office Design Guidelines that are cited in narrative as required for the project.
18. 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.
19. Pursuant to ULDR Section 47-28, the proposed project requires allocation of residential flex units. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of flex units,

and include the flex unit request in the application project narratives. Demonstrate that the use of flexibility units meets ULDR criteria, supports and implements specific relevant goals, objectives and policies of the City’s Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.

20. Pursuant to ULDR, Section 47-37B.6.H, Parking. A separate fee is required for a parking reduction. Applicant proposes shared parking for the project, but it is unclear on the exact amount of spaces shared. Additional information is needed in the site data indicate the shared spaces. Furthermore, applicant shall execute a parking reduction order indicating the number of parking spaces required, provided, and shared along with the legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant prior to Final DRC approval. Note that a parking reduction is not permitted for residential uses unless the site is located in a Regional Activity Center (RAC) land use designation or provides affordable housing. Provide clarification on total parking required for the office and proposed reduction. Update narrative and expand the site data accordingly to reflect details.
21. As proposed, the project design does not meet the overall design intents for the Uptown area including the site layout, public realm interaction, park and plaza space, and building architectural design. The internalization of the building on the site lacks relation to the existing office building and surrounding public frontage. The pocket park and plaza lack connectivity to the adjacent building uses to activate the area. The architectural design requires stronger vertical articulation at key corners of the building and based on the configuration, the building mass is evident. Furthermore, there needs to be a stronger relation between the existing office building and new building with active ground level uses or entrances facing one another or relate to one another. Staff recommends a separate meeting to discuss the design.
22. Be advised, the proposed project is being reviewed based on the proposed rezoning of the subject site from Commerce Center District (CC) to Uptown Urban Village Northwest (UUV-NW) Zoning District pursuant to ULDR, Section 47-37B regulations, including compliance with the UMP vision and design intents. Where appropriate, staff has commented accordingly below.
 - a. As proposed, the pocket park does not meet the intent of in the UMP. Pocket parks should host as locations where active and passive uses are present and where people can rest or socialize with other people. This should incorporate amenities such as bike racks, tables, benches, cafe kiosks, or space for vendors. Furthermore, such space should relate to the ground floor uses to create synergy between the park and plaza space with the building uses. Current pocket park appears to lack a majority this intent. Refer to images below as reference for pocket parks with amenities aforementioned.



- b. Pursuant to ULDR, Section 47-37B.5, there is a maximum and minimum setback for primary and secondary streets, which the project is not meeting. Move the building closer to the streets to help activate the street frontage and promote a spatial framework that supports pedestrian and multi-modal options. Provide direct access from the sidewalk to ground floor units.



- c. Pursuant to ULDR, Section 47-37B.5, Table of Dimensional Requirements. The seventh story is considered a tower as it exceeds the maximum shoulder height. The seventh story maximum floorplate is 12,000 square feet. Provide the floorplate size of the seventh story and stepback the seventh story accordingly. Consider activating rooftop space in the area of the stepback. See pictures below for examples.



- d. Pursuant to ULDR, Section 47-37B.6.F, Building Design. Address the following building design requirements:
 1. Provide a diagram that depicts the 2-foot building articulation required for every 100 feet of frontage;
 2. Provide additional building materials for the first 2 floors on all sides that are reflective of higher quality material and note that stucco cannot count toward the materials; and
 3. Provide more architectural articulation and corner treatments to the building corners on the Southeast, Northeast, and Northwest. See images below for examples.



- e. Pursuant to ULDR, Section 47-37B.6.L, Sense of Place Elements. As proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and imagery of proposed sense of place elements for this project. Note that building illumination can be considered such an element.
- f. Pursuant to ULDR, Section 47-37B.6.I, Streetscape, as proposed, staff has identified an additional alternative design request the applicant will need for the development if the building stays as proposed. It does not appear the streetscapes meet the requirements of this section. Provide detailed cross sections for Cypress Creek Road, Northwest 6th Way, and NW 63rd Street, depicting the streetscape zones in relation to the building frontage. Refer to image below.



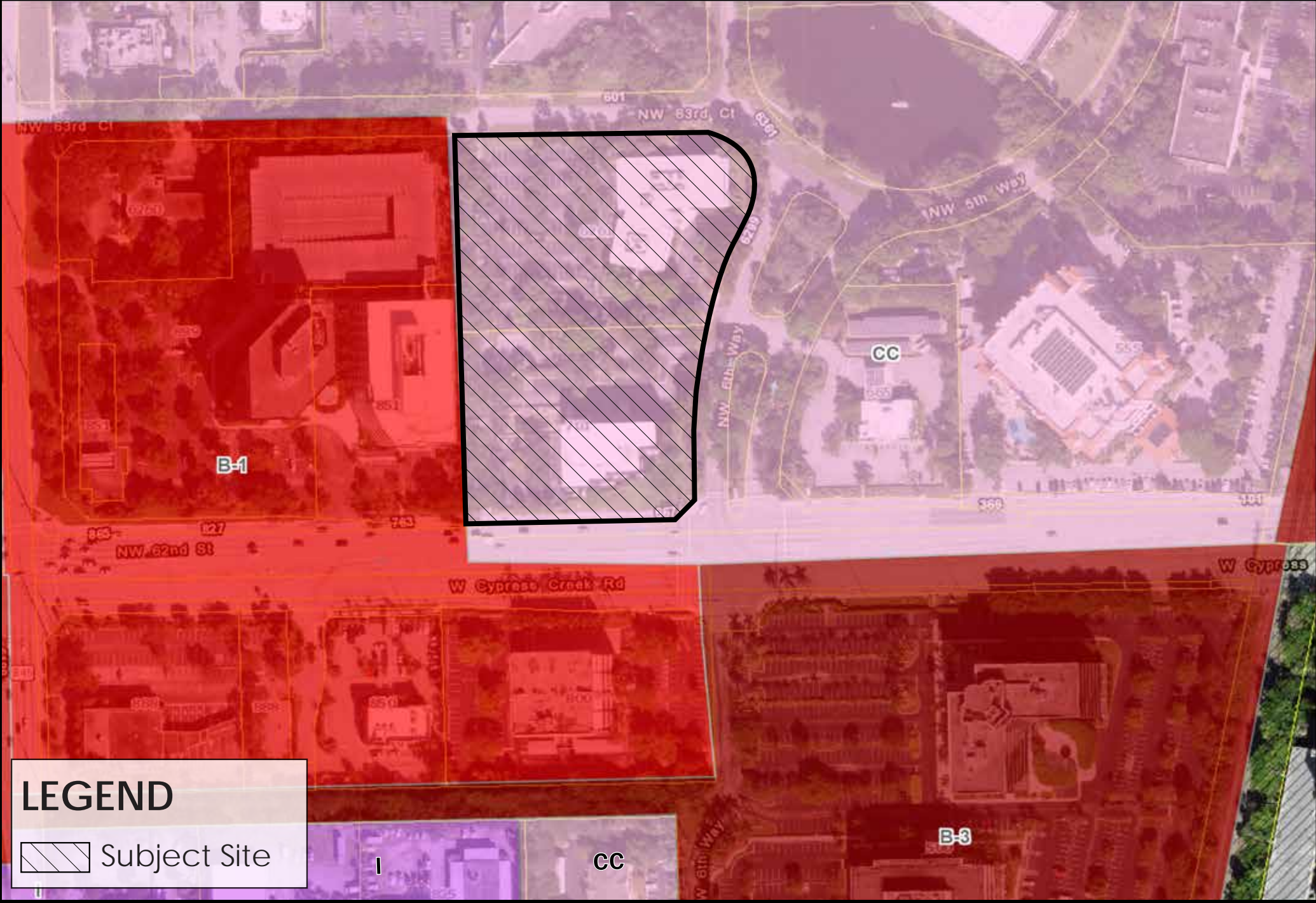


23. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) frontages at key points reflecting variations in grade, design, and site elements; (2) between the new residential building and office building; (3) the frontage along Cypress Creek Road; (4) and other building design features as necessary to demonstrate compliance with Uptown regulations.
24. Consider placement of public art on the development site. See City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
25. Be advised, additional comments may be generated based on revised plans.


General Comments

The following comments are for informational purposes.

1. 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.
2. 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. 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.



LEGEND

 Subject Site

UDP-S21045 - Mayla Creek Express - 6261 NW 6th Way

Development Review Committee

October 26, 2021

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