



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 14, 2021

PROPERTY OWNER: 418 NE2 Ave, LLC.

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

PROJECT NAME: 418NE2 Condominiums

CASE NUMBER: UDP-S21049

REQUEST: Site Plan Level II Review: 53 Multifamily Residential Units in the Downtown Regional Activity Center

LOCATION: 418 NE 2nd Avenue

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

LAND USE: D Regional Activity Center

CASE PLANNER: Tyler Laforme

Case Number: UDP-S21049

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per the 2020 FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Tables 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per the 2020 FBC.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Specify required number of exits based on travel distance, occupancy load, and use per FBC 1006.
10. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
11. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
12. Show that the separation between the exit access stairways meet the requirements of sections 1007 and 403.5 of the 2020 FBC.
13. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
14. Show that the wall openings on the East and West Elevations meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: UDP-S21049

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

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

CASE COMMENTS:

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at:

<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

Note: This project is located within the A-21 basin. Said basin is currently undergoing a rehabilitation to allow for the acceptance of additional flows. Consequently, all projects proposed within the A-21 basin will be allowed to undergo the DRC, permitting, and construction. However, please be advised that a Certificate of Occupancy (CO) will not be issued until the A-21 upgrades are completed.

2. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. Provide disposition of existing water meter, light pole/electrical overhead cable on NE 2nd Ave on civil plans.
4. Provide site grading section all key points of building entrance to include pedestrian and vehicular access.
5. Provide roadway typical section at driveway, parking lane long NE 2nd Avenue. Similarly, provide typical section at driveway along alley.
6. Depict existing sidewalk adjacent to the development along S Andrews Ave, SW 5th Street and SW 1st Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
7. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for all proposed SE 2nd Avenue driveway access points (i.e. Parking Garage, Loading Zone, etc.).



8. Clarify whether the proposed parking is 100% valet and depict information on site plan data table/plans accordingly. If valet parking provide compliance with Sec. 47-20.16. Otherwise demonstrate how is the proposed parking count achieved.
9. Ground surface area allocated for the proposed 4" water meter is inadequate. A 4" underground meter vault is 64" wide by 126" long by 72" in depth. An unobstructed 10'x15' area is required for access and future maintenance or replacement as needed. Landscaping, building structure or other utilities such as backflow, fireline, etc. will not be allow within the requested easement area. In addition, if, vault cannot be placed adjacent to the right-of-way line, the easement and area allocated will need to be extended as need.
10. Meter vault for 2" or smaller are to be located withing public right-of-way at 2.5' offset to right-of-way line as per city details.
11. Drainage system design shall consider maintenance accessibility. Please provide reasonable assurances that proposed drainage system (including well, exfiltration trenches and catch basins) located beneath building structure will be able to be effectively 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 drainage system will not undermine the structural components for the proposed building.
 - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
 - c. A detailed narrative of how the system will be replaced in the event of failure.
12. Provide drainage calculation for the proposed off-site drainage system.
13. Please provide a profile view of the proposed sewer laterals with respect to the proposed exfiltration trench and illustrate the clearance between them.
14. 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.
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. Please contact the Case Planner for details to match the area.
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. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



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18. 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. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site.
2. Design guide lines for the streetscape are to have shade trees within the landscape areas of the bulb-outs closer to the travel lane with shade trees located between the traffic area and public realm of the sidewalk. It appears that the shade trees in the landscape areas of the bulb-outs need to be shifted closer to the street and a shade tree be provided at the area between the traffic area (drop off) and the sidewalk. Street trees are suggested at 20-22 feet height, minimum is 16 height with 7 feet canopy height clearance. Please also reflect Grades and Standards for trunk diameter as to height of tree.
3. Proposed design of underground utilities are creating a conflict with the streetscape. Please design the location of the underground utilities as to not create a conflict with horizontal clearance requirements.
 - a. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
 - b. In regards to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows: "The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. "
4. The proposed Simpson's Stoppers adjacent to the driveway creates a visual impairment for oncoming traffic and at the north property line may cause visibility issues for the neighboring property. Also, the proposed Stoppers located this close to the shade trees may inhibit the natural growth of the shade trees.
5. Net lot landscape tree requirements apply. Please investigate alternative design to fulfill on site tree requirements.
6. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
 - a. Please propose an alternative for the Calophyllum antillanum.
7. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Light poles to be located as not to be in conflict with street trees, please show any proposed light poles on landscape plan with the measured distance to the trees.
8. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.



9. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
10. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation calculations and demonstrate how they will be provided.
11. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
12. 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 Department's review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

Case Number: UDP-S21049

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/fitness center, and common areas. These should be easily identifiable and accessible.
10. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control distinguishing private residents from guests.
15. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S21049

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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Service Days shall be per the City's residential routing schedule.
5. Solid Waste Collection shall be on private property. Container shall not be placed, stored, or block the public street to perform service.
6. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
7. Alley must be thru paved and free of overhead obstructions unless truck turnaround is provided. No Backing.
8. 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.
9. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
10. Solid waste collection shall be from a private loading dock.
11. Trash Room services will be handled by private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
12. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of restaurants if applicable, and indicate whether is Pre or Final DRC.
 - a. 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.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

None



Case Number: UDP-S21049

CASE COMMENTS:

1. 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.
2. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. 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.
4. 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.
5. Vehicle lift/stacked parking spaces may be treated as tandem parking and will require valet operations.
6. Per ULDR Section 47-20.16, valet parking spaces need not be immediately accessible provided spaces are arranged so that no more than two (2) parking spaces would be crossed in parking any vehicle. Proposed 4 vehicle stacked mechanical parking does not meet this section.
7. The number of lifts per stall is limited to one mechanized lift, no tandems, with an additional ground space for a max of three spaces or five moves to get the last car, limiting wait time and stacking concerns.
8. 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.
9. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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. The city reserves the right to meter on street parking stalls in the public right of way at any time.
11. Additional comments may be provided upon further review.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: UDP-S21049

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use may be permitted through the allocation of Downtown RAC units or residential flex units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Be advised that development applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability at the time of site plan approval on a first come, first served basis. Units will be allocated at time of site plan approval. Staff will advise the applicant on the status of these units during the DRC approval process.
- 4) The project is subject to either: (1) a 30-day review period by the City Commission, or (2) potentially subject to approval by the City Commission for deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5633).
- 5) The project is subject to the requirements of Downtown RAC Education Mitigation Agreement or Broward County Public School Concurrency, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 6) Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
- 7) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).



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

Principles of Street Design

- a. Per DRT Comment S7, provide 30-foot maximum street tree spacing with dimensions on site plan and landscape plan;
- b. Per DRT comment S5 and S9, show shade trees along NE 2nd Avenue. Site Plan shows palm trees along the right-of-way while landscape plans show details of shade trees. Provide consistency between the plan sheets to show only the shade trees along the right-of-way
- c. Per DRT Comment S11, provide the dimension for the curb radius along the alley with 15-foot preferred maximum.
- d. Per DRT Comment S15, provide a cross section for NE 2nd Ave to ensure it meets the local design guidelines per the Downtown Master Plan. This includes one travel lane, 8-foot wide parking stall, a landscape strip and sidewalk. Show the cross-section dimension with 35-foot building setback from the centerline of the road.

Principles of Building Design

- a. Per DRT Comment B3, re-label the floors to meet the 7-floor maximum intent of the Downtown Master Plan. Decrease the pedestal height to create a scale that is more in line with the pedestrian realm.
- b. Per DRT Comment B11, B12, and B15, provide more active uses at the ground level, with a design that creates a better ground-level pedestrian experience, including pedestrian shading devices.
- c. Per DRT Comment B20, Maintain 60-foot vertical open space between towers (30 feet minimum on subject property if adjacent to abutting lot under separate ownership).

Quality of Architecture

- a. Per DRT Comment Q1, increase angle of elements or provide additional articulation to the rooftop in order to better contribute to the overall skyline composition of Fort Lauderdale.
 - b. Per DRT Comment Q3, provide more information on the materials. Facades below the shoulder should utilize a rich layering of architectural elements and durable materials.
 - i. Provide graphic examples of materials listed in the keynote legend such as metal perforated cladding.
 - ii. Adjust renderings to accurately depict the materials.
 - iii. Incorporate materials such as stone or concrete delineation to help scale the pedestrian realm and provide more visual interest.
- 9) As proposed, the project deviates from the requirements of ULDR Sec. 47-13.20.B.3, maximum streetwall height. The developer may submit the design of the proposed development for review and approval by the City Commission if the alternative design meets the overall intent of the Downtown Master Plan. Provide documentation. Pursuant to Section 47-27, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements.
- 10) Provide the following changes on the site plan:
- a. Provide the 35-foot dimension from the centerline of NE 2nd Ave to building line, and show that all elements of the Downtown Master Plan local street cross section are met;
- 11) Provide the following changes on building elevations:
- a. At the pedestrian entrance, provide a better layering of materials and pedestrian shading elements;
 - b. Add tower stepback dimensions from edge of podium
 - c. Set tower back from property line to show vertical open space and tower separation.



- d. Increase fenestration and reduce the appearance of large blank walls.
 - e. Address concerns with residential window openings and balconies on the lower floors potentially conflicting with neighboring future development. Discuss with Building representative.
- 12) Provide a valet agreement for the proposed mechanical parking pursuant to ULDR Section 47-20.18.
- 13) It is recommended the parking garage is lined with habitable space. Where liners are not possible, ensure screening is made of high-quality, durable materials.

Parking Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections.

If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.

- 14) Currently photometric plan provided for ground level does not meet the ULDR 47-20.14, requirement "The average maintained horizontal footcandle measurement shall be measured using a ten-foot by ten-foot grid." Provide updated photometric plan to reflect this.
- 15) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- Please note any proposed signs will require a separate permit application.
- 16) The Downtown Development Authority (DDA) has approved site light fixtures along public streets for projects in Downtown. If adding site lighting, the site plan set shall include these light fixtures on the applicable sheets and note the specifications, which are provided as an attachment.
- 17) 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>
- 18) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 19) Provide a written response to all DRC comments within 180 days.



- 20) 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.
- 21) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 22) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 23) Additional comments may be forthcoming at the DRC meeting.
- 24) 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.

