



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 14, 2022

**PROPERTY OWNER /
APPLICANT:** Double Mountain Dev Ventures, LLC.

AGENT: Aaron Mackey, Kimley-Horn

PROJECT NAME: Avery – Cypress Creek

CASE NUMBER: UDP-S22017

REQUEST: Site Plan Level III Review: Conditional Use for Building Height Exceeding 75 Feet, Allocation of 200 Residential Flex Units Inclusive of 24 Affordable Housing Units, and 5,000 Square-Foot of Commercial Use with an Associated Parking Reduction in the Uptown Project Area

LOCATION: 6210 N. Andrews Avenue

ZONING: Uptown Urban Village Northeast (UUV-NE)

LAND USE: Commercial

CASE PLANNER: Michael Ferrera



Case Number: UDP-S22017

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 Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
7. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
8. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
9. Show that interior exits stairways discharge directly to the exterior of the building leading to the public way per section 1028 of the 2020 FBC.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?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-S22017

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 35' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of N Andrews Ave & NE 62nd St/E Cypress Creek Rd intersection (near southwest corner of proposed development) per ULDR Section 47-24.5.D.p; show/label delineation in the plans. Clarify with Broward County Highway Construction & Engineering Division (BCHCED) staff if Right-of-Way dedication or Right-of-Way Easement will be required, the size of the corner chord, and if any proposed building overhangs may be affected.
- b. Coordinate with Broward County staff for any required permanent Utility Easement(s) related to the proposed water and sewer service connections located within the proposed development (for County Maintenance access); show/label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the Broward County Water and Wastewater Engineering Division.
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.
 - a. Provide a PDF copy of all recorded documents (i.e. easements, dedications, agreements, vacations, etc).
 - b. Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned.
 - c. Ensure that property boundaries shown/labeled are consistent with current Plat.
 - d. Provide spot elevations at property corners and along property lines (50' max. interval).
 - e. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).
 - f. Sufficient information must be provided on survey (including just beyond property boundaries) for staff to determine that proposed development improvements are being harmonized with adjacent Right-of-Way and private properties.
3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on property Sketch & Legal Description: 6' Southern Bell Easement and 10' FPL Easement (per O.R.B. 7035, Page 615), and 10' FPL Easement (per O.R.B. 7211, Page 850).
 - a. Coordinate with the appropriate utility owner(s) any proposed retaining wall located within existing utility easements to remain, especially along the east property boundary (i.e. just north of NE 62nd St/E Cypress Creek Rd Right-of-Way) and the north property boundary.



4. Sheet C-101 (Demolition Plan) – Provide disposition of existing utilities on-site and within the adjacent Right-of-Way that may be 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, minimum horizontal clearances required between power lines to proposed building structure, etc). 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. Existing concrete power pole, overhead power lines, down guys along the adjacent NE 62nd St/E Cypress Creek Rd Right-of-Way (near southeast corner of proposed development), but located within this private property via the existing 10' FPL Easement (per O.R.B. 7035, Page 615).
 - b. Existing streetlight pole and pedestrian railing located within the adjacent N Andrews Ave Right-of-Way frontage.
 - c. Existing metal cabinet on concrete slab located at the north property boundary (near northeast corner of proposed development), within the existing 6' Southern Bell Easement (per O.R.B. 7035, Page 615).
 - d. Coordinate with BCHCED staff the proposed 'Exist. Catch Basin to be Removed or Relocated' along the adjacent N Andrews Ave Right-of-Way frontage (as labeled on Sheet C-101), and depict any relocated catch basin on Sheet C-200 (Paving Grading and Drainage Plan).
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition with the existing condition (on-site and off-site).
6. Ensure sight triangles are also depicted on adjacent existing driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County jurisdiction are subject to FDOT sight visibility requirements. Please show the FDOT sight visibility triangle and particularly how it may affect proposed landscaping along the adjacent N Andrews Ave.
7. Sheet A0.01 (Zoning Data)/Parking Requirements: Confirm with Urban Design & Planning (UD&P) Case Planner that the proposed development is located within a commercial zoning district, that allows up to 20% of required parking spaces to be compact parking spaces (per ULDR Section 47-20.11.B.1).
8. Sheet A2.00 (Site Plan) & Sheet A3.00 (Ground Floor):
 - a. Confirm with BCHCED, City Urban Design & Planning (i.e. Case Planner) and Transportation & Mobility (TAM) staffs that the minimum clear widths provided for public pedestrian sidewalk access within the adjacent N Andrews Ave and NE 62nd St/E Cypress Creek Rd Right-of-Way (and proposed Sidewalk Easements if required) meet the requirements for this project.
 - b. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking, as measured from the Right-of-Way boundary; show and label on the Site Plan. Inbound vehicle stacking requirements for this project appear to be 4 vehicles to serve the 374 proposed parking spaces, but please also coordinate as appropriate with BCHCED staff for their vehicle stacking requirements adjacent to N Andrews Ave and NE 1st Ave Right-of-Way.
 - c. Compact parking stalls shall have the same 8'-8" (min.) width requirement as Standard parking stalls (per ULDR Section 47-20.11.B.1); please update plans as appropriate.
 - d. Motorcycle parking stalls shall have minimum clear width and depth dimensions of 4'-4" and 18'-0", respectively (per ULDR Section 47-20.11.D.1); please update plans as appropriate.



- e. Double yellow striping shown in vicinity of driveway access with N Andrews Ave is not consistent with channelized layout depicted on Civil Sheet C-400 (Geometry Signage and Marking Plan); please reconcile and update plans as appropriate.
 - f. Dimension typical parking stall length and width in each row of parking stalls, and adjacent access aisle.
 - g. Label elevation (i.e. NAVD88) of parking level floor and length for Ramp, so that the vertical differential between bottom and top of drive aisle ramp can be verified.
 - h. Label vertical clearance provided for parking level.
 - i. Label proposed 12' x 45' loading zone for Commercial/Retail (per Sheet A0.01/Loading table); depict truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the proposed loading zone, and discuss truck access requirements internal to the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
 - j. Confirm if BCHCED staff has issue with a portion of the proposed limits of work to reconstruct/widen the driveway access connection with N Andrews Ave (near northwest corner of proposed development) extending into the frontage of the adjacent private property to the north.
 - k. Confirm if BCHCED staff has issue with proposed curb & gutter on both sides of the reconstructed driveway access connection with NE 1st Ave (near northeast corner of proposed development), since neither NE 1st Ave nor driveway connections in the vicinity of this work have existing curb & gutter.
9. Sheets A3.01 (Level 1.5) thru A3.04 (Level 4):
- a. Compact parking stalls shall have the same 8'-8" (min.) width requirement as Standard parking stalls (per ULDR Section 47-20.11.B.1); please update plans as appropriate.
 - b. Dimension typical parking stall length in each row of parking stalls, and adjacent access aisle.
 - c. Dimension length and width of each ADA parking stall, and demonstrate (with striping as appropriate) the shortest safely accessible route to/from the nearest building entrance, that users will not be compelled to walk or wheel behind parked vehicles.
 - d. Label elevation (i.e. NAVD88) of each parking level floor and length for each Ramp, so that the vertical differential between bottom and top of each drive aisle ramp can be verified.
 - e. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% adjacent to 90-degree angle parking stalls, and ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - f. Label vertical clearance provided for each parking level.
 - g. Label location of any ADA van-accessible parking stalls, and confirm that minimum required vertical clearances are provided to facilitate vehicle ingress/egress.
 - h. Number of parking stalls labeled on Sheet A3.03/Level 3 (80 P.S.) is not consistent with the 88 listed in the Parking Matrix table on Sheet A0.01/Zoning Data; please reconcile and update plans as appropriate.
10. Sheet A3.04 (Level 4): Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround at the top end of the parking garage circulation layout. 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. Sheets A4.00 thru A4.03 (Building/Rendered Elevations):
- a. Show and label boundaries for any existing Utility Easement(s) to remain, especially along the north property boundary, and proposed horizontal building clearances as appropriate.
12. Sheet C-200 (Paving Grading and Drainage Plan):



- a. Provide and label typical section along each property boundary, to demonstrate harmonization with adjacent public Right-of-Way and private properties, and how the stormwater runoff will remain onsite.
 - b. Also provide and label typical sections along west property boundary (i.e. adjacent to N Andrews Ave) and east property boundary (i.e. adjacent to NE 1st Ave) at proposed driveway access points.
 - c. All Typical Sections – Also show and label existing property/Right-of-Way boundaries and Utility Easements (to remain) as appropriate.
13. Sheet L-200 (Landscape Plan): Show all existing and proposed utilities for potential conflict. Also, the proposed landscape design appears to conflict with the following:
- a. Existing concrete power pole, overhead power lines, down guys along the adjacent NE 62nd St/E Cypress Creek Rd Right-of-Way (near southeast corner of proposed development), but located within this private property via the existing 10' FPL Easement (per O.R.B. 7035, Page 615).
 - b. Existing metal cabinet on concrete slab located at the north property boundary (near northeast corner of proposed development), within the existing 6' Southern Bell Easement (per O.R.B. 7035, Page 615).
14. Please provide reasonable assurances that the drainage system (including underground storage tank chambers, exfiltration trenches, catch basins, and manholes) 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.
15. Please provide a statement describing potential impacts to public right-of-way during construction of the development. This statement shall describe, but not limited to:
- Potential roadway and sidewalk closures, including phasing and duration.
 - Use of pedestrian overhead canopy to maintain pedestrian travel.
 - Impacts to public parking areas and parking arrangements for construction personnel.
 - Crane operations
 - Describe the construction impacts of the proposed design on the adjacent areas (right-of-way, properties, etc.) and the unique limitations of the site such as proximity to major roadways and waterways.
16. Discuss if pedestrian lighting is proposed within the adjacent public Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the County. Please contact the Case Planner for details to match the area.
17. Discuss disposition of existing on-site drainage (per City Utility Atlas Maps) that currently connects the property to the exiting storm manhole on North Andrews Avenue.
18. Conceptual Paving, Grading, and Drainage Plan:
- a. 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, properties and waterways. Show location of building roof



drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.

- b. 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.
- c. 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 water quality, and the 10-year/1-day storm event drainage criteria).
- d. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.

19. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
20. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
21. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
22. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Advisory Comment:

1. Advisory: 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.



Case Number: UDP-S22017

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment.

Comment 1: Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan for the ground floor (first floor) and lower levels.

Comment 2: (Sheer A-1.00 Site Plan & Data), Provide flood zone information and flood zone delineation. SITE PLAN DETAILS REQUIRED

Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones FEMA panel 12011C0359H, effective date 08/18/2014, {FEMA Flood Zone (AH)}, (BFE 7' NAVD 88), (2014 FIRM) (for Folio 494210210010

Preliminary Flood Insurance Rate Maps:

(Preliminary 359J) (flood zone AE), (BFE 7feet NAVD 88) The preliminary flood maps map link

<https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM.

Comment 3

A) Please provide the finish Floor Elevations for (sheet A3.00) Ground Floor Plan

B) Please provide FFE for Sheet A4.0, A4.01, A4.02, A4.04

(Code of Ordinances, Chapter 14),

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

Comment 4

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019) see link below:

A) Provide elevator detail drawings and install a (float switch) (see page 12) in link provided.

B) Please provide details of the elevator equipment being elevated and show elevations.

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Comment 5

Provide Foundation plans showing the type of foundation that is being proposed? Please provide plans and drawings that show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum)

Comment 6

Chapter 14-6 Site plans and construction documents (a) ,4) Show where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. Use of fill to elevate buildings and structures is not permitted.

Comment 7

Code of Ordinances Section 14-11 prohibits the use of fill for structural support of buildings (except the interior of a stem wall foundation) and to elevate sites. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.



Case Number: UDP-S22017

CASE COMMENTS:

Please provide a response to the following.

1. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.

- b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

2. Please provide cross section of the streetscape as per Section 47-37B.6.J.Streetscape zone. Streetscape zones shall contain an area for sidewalk and an area for street trees/furniture when fronting primary, secondary, and tertiary streets. Please see section 5.9 Uptown Urban Village Landscape, Sidewalk and Streetscape.
<https://www.fortlauderdale.gov/home/showpublisheddocument/42021/637110548553870000>
This is a short cut to a city web page for assistance. Please also provide streetscape planting along NE 1st AVE, proposing landscape materials in like as those provided from the neighboring property to the north.
3. Please increase size of street trees within the public realm of the sidewalk. Please propose with a canopy height clearance of 7 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights.
4. 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)



5. 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.
6. <https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a short cut to the city web page to assist in calculation of mitigation. Please provide mitigation in equivalent replacement and equivalent value. Please demonstrate how mitigation will be provided, trees and palms installed at grade may count towards mitigation.
7. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67622/637889169639070000> this is a short cut to the city web page for an approved tree portion detail.
8. Section 47-21.15.A.3. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted. There are existing trees along the north property line that appear to be highly impacted by the proposed development. The impact appears to be a change of grade and loss of canopy. Please demonstrate how the proposed development will not place these materials in a state of violation of tree abuse Section 47-21.15.D.
9. At the drop-off there is a landscape strip of what appears to be 4 feet width. As to Section 47-21.9.G. palms may be of use within this landscape strip.
10. Landscape legend provided is associated with Broward County, please see section 47-21. Of the City of Fort Lauderdale Landscape and Tree Preservation Requirements to provide the site calculations for required – provided.
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodelid=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE_S47-21.1INPU this is a short cut to the municode to assist.
11. 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. Adjustments to the proposed development maybe required in order to provide horizontal clearances for the street trees to the utilities and the structure.
12. Shade trees must be located a minimum of fifteen feet away from structures.
13. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please show measured distance from tree trunk to light pole.



14. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S22017

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid waste collection shall be from a private loading area.
7. 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).
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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.
10. Containers: must comply with 47-19.4
11. 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



Case Number: UDP-S22017

CASE COMMENTS:

Please provide written response to the following review 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. A parking study will be required for the parking reduction request as per the site plan. 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.
 - a. Parking reductions may only be applied to spaces dedicated for non-residential use.
3. 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.
4. 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.
5. 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.
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. Illustrate clear sight triangle for the intersections and driveways.
8. 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.
9. There is an existing multi-jurisdiction project with the Florida Department of Transportation to create 10' wide shared use paths in this area of N Andrews Ave and W Cypress Creek. Please consider installing shared use paths instead of sidewalks to promote multimodal activity in this area.



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. 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-S22017

CASE COMMENTS:

Please provide a response to the following:

1. 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.
2. The site is designated Commercial 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.
3. 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](#)
4. 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>
5. 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.

6. Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the review and approval process. If project proposes affordable housing units, such units shall be allocated from the City's available flex affordable units.
7. The Broward County Property Appraisal's website depicts the portion to the east as Right of Way and it appears to be utilized as part of the project site. Clarify.
8. Provide a preliminary 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.
9. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before November 17, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. Provide a statement requesting and agreeing to a waiver of this timeframe, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed
10. The residential and commercial building and garage are being proposed on what appears to be two (2)10-foot FPL easements as depicted in the survey provided. Provide information on how the applicant plans on addressing the easement conflict. Note vacation of easements is a separate application and process.
11. Provide a boundary and topographic survey of the site dated within the past 6 months that includes the entire development parcel. The survey provided appears to be missing approximately 50 feet of property to the east of the project site, and west of NE 1st Avenue.
12. Application conflicts with site data table regarding parking. The application indicates 102 1-bedroom units. Site data shows 90 1-bedroom units. Application depicts 98 2-bedroom units, site data shows 86. In addition, the application indicates a reduction in parking ratio for calculating required parking. Clarify.
13. The project depicts a 3,284-square foot gym. Clarify if this gym is opened to the public, or if it is private. If the gym is open to the public, then the parking requirements will be affected.
14. Pursuant to Section 47-20.11.B, Geometric Standards, compact parking spaces may be permitted to be constructed at eight (8) feet, eight (8) inches in stall width by sixteen (16) feet in length and shall not exceed twenty percent (20%) of the total number of required parking spaces. Compact parking spaces shall be located throughout the parking facility and designated to be used for parking compact cars through the use of signage and pavement markings.
15. 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. 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.
 - e. Update the site data table to reflect the correct building height. Site data shows proposed building height of 75 feet. Elevations indicate 84 feet.
 - f. Provide dimension for all site plan features (e.g. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - g. Provide unit square footage on site data table and clearly identify the number of units restricted as affordable.
 - h. Provide setbacks for primary, secondary, tertiary streets on site data table.
 - i. Provide total length of property on all sides.
 - j. Provide plan sheet A0.05, pocket park diagram, as depicted in the index.
16. Provide the following changes on elevations:
- a. Indicate 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 material and color for each.
 - c. Show the rooftop mechanical equipment as dashed lines behind parapet to show adequate screening is provided.
 - d. Clarify the finished floor requirements per floodplain and FEMA. If the finish floor will be raised, then provide location and details for stairs and ramps.
 - e. Provide more clarity on where each floor is being measured. Whether from the top, or bottom of slab between floors.
 - f. Provide more details on "level 1.5".
 - g. First level floor to ceiling height is measured incorrectly and should also be increased in relation to the scale and size of the project, especially at the western side of the project.
17. Based on the location of the proposed project, the FAA needs 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.
18. 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 and should also reflect the context of the area. Include nighttime renderings as well.
19. 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. Address the following:
- a. The rooftop projecting stairwell and elevator shafts needs to be integrated into the overall design of building volume and should not project above the roof line.
 - b. On 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;



- c. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - d. Provide any proposed screening material including images or pictures of actual application of such.
20. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-20.3, Parking, Reductions and Exemptions
 - b. Section 47-24.3.E, Conditional Use Permit Requirements
21. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria and submit an analysis to the City for review by the Transportation and Mobility Department.
22. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a 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. Case planner will provide more information at the time of Final DRC.
23. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, 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
24. 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.
25. Pursuant to Section 47-37B.6, Uptown Urban Village Zoning District Special Regulations, Parking and Passenger Loading, the location of the passenger loading areas are limited to secondary and tertiary streets. There is an entrance proposed from North Andrews, which is a primary street. Modify accordingly.
26. Pursuant to Section 47-37B.6.B, Provide a separate sheet detailing the pocket park, communal space and covered amenity yard. Include locations and square footage for each. The required square footage of pocket park space for this project is 22,500 square feet. The square footage for the covered amenity yard can be utilized to fulfill the pocket park requirement at a maximum of 40%.
27. Pursuant to Section 47-37B.6.I, Portions of the garage are facing east and south require adequate screening. Provide detail of garage screening of openings, light fixture shields, materials, and color. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
28. Pursuant to Section 47-37B.6.D, Update the application to reflect the correct primary and secondary streets. The primary streets are Andrews Avenue and Cypress Road. The tertiary street should be NE 1ST

front/primary street is facing east and south as the secondary street. The primary street should be south or west, not east.

29. 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 surrounding public frontage. The overall building design needs improvement to reduce mass and scale. The pocket park and plaza lack connectivity to the frontage. The architectural design requires stronger vertical presence from the ground floor to the top of the roof.
30. Be advised, the proposed project is being reviewed based on the proposed rezoning of the subject site from Intense Commercial Business District – Broward County (B-3) to Uptown Urban Village Northeast (UUV-NE) 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 the Uptown Master Plan. Pocket parks should host as locations where active and passive uses are present and where people can rest or socialize with other people and fit into the urban fabric. 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. Where possible, pocket parks, communal spaces, and plaza/gathering areas should be connected to greenway/multi-use trail network via walkways and/or bike lanes to complete a cohesive linear park system for outdoor recreation, relaxation, and enjoyment within the Uptown Urban Village. Current pocket park appears to lack a majority of this intent. Refer to images below as reference for pocket parks with amenities aforementioned. Provide details/plan sheet depicting the amenities that will be utilized.



- b. Pursuant to ULDR, Section 47-37B.5, Table of Dimensional Requirements. The seventh story is considered a tower as it is above the shoulder height (6 stories). The seventh story maximum floorplate is 12,000 square feet. Stepback is 30 feet fronting Cypress Creek Road and tower separation with a minimum of 30 feet to the north property line. Consider activating the rooftop space in the area of the stepback. See pictures below for examples.



- c. 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 fronting streets 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 vertically and horizontally to emphasize the building corner on the Southwest and Northwest corners. See images below for examples.



- d. Pursuant to ULDR, Section 47-37B.6.I, Streetscape, as proposed, it does not appear the streetscapes meet the requirements of this section. Provide detailed cross sections for Cypress Creek Road and Andrews Avenue, depicting the streetscape zones in relation to the building frontage. Refer to image below.



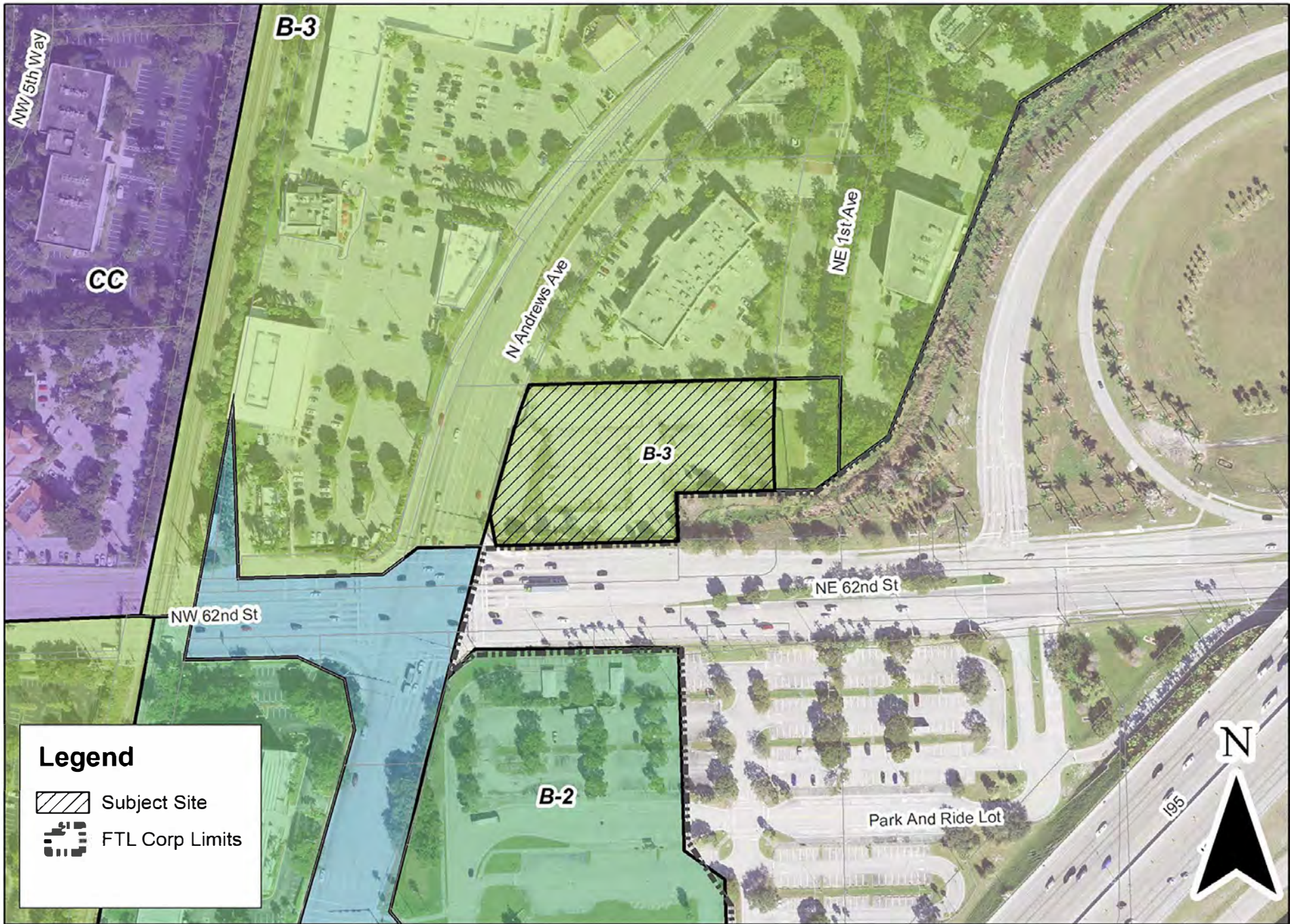


- e. Pursuant to ULDR, Section 47-37B.6.L, Sense of Place Elements. As proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and imagery of proposed sense of place elements for this project. Note that building illumination can be considered such an element.
31. 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) the frontage along Cypress Creek Road and Andrews Avenue; (3) and other building design features as necessary to demonstrate compliance with Uptown regulations.
32. 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.
33. Be advised, additional comments may be generated based on revised plans.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 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.
2. 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 (Michael Ferrera, mferrera@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. 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.
4. Additional comments may be forthcoming at the DRC meeting.



UDP-S22017 - Avery - Cypress Creek

