



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 28, 2022

**PROPERTY OWNER / APPLICANT:** 404NW1, LLC.

**AGENT:** Courtney Crush, Crush Law, P.A.

**PROJECT NAME:** 404NW1, LLC.

**CASE NUMBER:** UDP-S21053

**REQUEST:** Site Plan Level II Review: 25 Multifamily Residential Units in the Downtown Regional Activity Center

**LOCATION:** 404 NW 1st Avenue

**ZONING:** Regional Activity Center - Urban Village District (RAC-UV)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Yvonne Redding



Case Number: UDP-S21053

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance data per Chapter 5 of the FBC
4. Provide building construction type designation per Chapter 6 of the FBC
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide Life Safety Plan and proposed Occupant Loads per 1004.3 & Table 1004.5.
7. Provide minimum required separation distance for interior exit stairways of not less than 30-feet per 403.5.1.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Dimension accessibility requirements to site per FBC Accessibility Code Section 206.
10. Pools will be required to demonstrated compliance with Accessibility requirements per Section 1009 of FBC Accessibility Code.
11. Provide on the 8<sup>th</sup> floor common area Accessible Restrooms per the FBC Accessibility Code.
12. East side stair way, there is a transition in orientation of the stairway between 7<sup>th</sup> & 8<sup>th</sup> floor. Show continuous travel path and transition. Show entry into stair way from 8<sup>th</sup> floor.
13. Demonstrate, by providing opening calculations, that the openings on the exterior walls to the adjacent properties on the north and facing the 15-foot ROW Alley 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. All projects must consider safeguards during the construction process, Chapter 33 FBC 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.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP).

**Please consider the following prior to submittal for Building Permit:**

1. On December 31<sup>st</sup>, 2020 the 7<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida BuildingCode, will govern the administration and enforcement of the proposed work. Each buildingand 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](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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**CASE COMMENTS:**

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

1. **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 permanent Sidewalk Easement as appropriate along east side of Northwest 1st Avenue to accommodate portion of pedestrian clear path that is located beyond public Right-of-Way; show / label delineation in the plans.
  - b. Provide 10' x 15' minimum permanent Utility Easement for the proposed 4 inch water meter a located within the proposed development free of any landscaping, structural or other utilities encroachment for City Maintenance access.
2. 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.
3. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
4. For design clarity, the proposed water and sewer plans shall be corrected as follows:
  - a. Revised Water and Sewer plan note for the existing water main along Northwest 4<sup>th</sup> Street.
  - b. Revised fireline note at point of connection.
  - c. Provide sidewalk minimum clear path width in front of proposed hydrant.
  - d. Provide note for propose fireline specifying proposed tapping sleeve, tapping valve, gate valve, and line size.
  - e. Existing meter/s not being used shall be removed.
  - f. Proposed lateral length shall be identified on plan. Clean out shall be located out of proposed building wall and accessible for maintenance.
  - g. Existing sewer main on alley has been recently lined, as such utilizing existing lateral shall be utilized. As-build plans for city utilities are available by request at [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov). Shall existing sanitary lateral usage not be possible do to design conflicts, the existing line shall be capped closed to the main and any proposed new connection shall be made by using a Lined Main Tap saddle System per public works detail 218.



5. 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.).
6. Construction beyond the property limits withing adjacent corner lot and withing the property to the north shall be approved by property owner.
7. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
8. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as follows
  - a. Provide typical roadway sections that show existing and proposed right-of-way improvement and extend profiles to show proposed sidewalk and easement as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development civil plans/sections and architectural elevations.
  - b. Depict existing sidewalk adjacent to the development along Northwest 4<sup>th</sup> Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk. Existing driveway not been used shall be removed and area constructed to match existing typical roadway section.
  - c. Provide sufficient existing/proposed grades and grading sections on Paving, Grading, and Drainage Plan to demonstrate development meets Vehicular and pedestrian accessibility requirements. Coordinate proposed site grading and Architectural interior building elevation.
9. Provide pavement marking, stripping and signage plan.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges).
11. Site Plan shall clarify parking configuration, critical lane width and stall dimensions for the proposed development. Traffic flow is not clear and appears to have traffic obstructions that would impede flow and stall access. The following will be required for all levels in the parking garage:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
  - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
  - c. The minimum clear width of a standard parking stall dimensions shall be 8'-8" and 12'-0" for handicap with a 5'-0" wide accessible path, parking depth shall all be 18'-0" minimum. No stall shall be encroached or access blocked by building columns or access ramps.



12. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
13. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
  - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.
  - b. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
14. 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.
15. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes.
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 to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

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

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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**CASE COMMENTS:**

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

**Comment 1**

(Sheets A-300, A-302, A303, A-600) Update Elevation Drawings to provide elevations of Ground Floor (first floor) in feet using the NAVD 88 DATUM.

**Comment 2**

Site Plan & Data (Sheet D-2) 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 The 2014 FIRM shows X500 (Panel 369H)
- Preliminary flood maps show BFE 6' NAVD 88

Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 6" + 1' freeboard = 7 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective.  
<https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/>

**Comment 3**

(Sheet A-003 and A-004) Shows a basement and First floor and does not show the (FFE) Finish floor Elevations.

- Preliminary flood maps show BFE 6' NAVD 88 and once the Preliminary flood maps become effective the BFE 6' + 1' + 7' Finish Floor Elevations will need to be meet
- 2014 FIRM shows the flood zone as X500
- Please note that the flood maps will be changing and that the preliminary flood maps are showing the Base flood elevations changing to a BFE 6'. The BFE 6' + 1' freeboard would then make the required finish floor elevation at 7 feet NAVD 88. Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher elevations shown on the preliminary maps then we will be requiring that the new BFE 6' + 1' = 7' NAVD 88 be meet for all finish floor elevations (FFE).
- Below grade parking is not allowed in Multi-Family Residential Units See link to attached technical Bulletin 6 Below Grade Parking in a flood zone.  
[https://www.fema.gov/sites/default/files/documents/fema\\_technical-bulletin-6\\_1-2021.pdf](https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf)

**Comment 4**

**(Sheet A-200)** (Basement & 1<sup>st</sup> ground floor plan) Any areas that is below grade on all sides is a basement and basements are not permitted under residential buildings. The regulations do not allow residential buildings to be dry floodproofed. Areas under elevated residential buildings may be enclosed and used solely for parking of vehicles, building access or storage provided the enclosures comply with the relevant requirements meeting BFE + 1' = FFE for residential buildings. All equipment also will need to meet BFE + 1' freeboard = (FFE) finish floor elevation. This includes the toilet and lobby area shown on (sheet A-200) will need to meet BFE + 1' = FFE



**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.

**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.

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**CASE COMMENTS:**

Please provide a response to the following.

1. It appears that the proposed utilities at the northwest corner of the site along NW 1<sup>st</sup> AVE is adjacent to the existing street tree. Please propose the utility in a different location as not to create a conflict with existing and or other landscape areas.
2. The canopy of the existing street tree number 5 appears to extend within the area of the proposed adjacent shade tree street tree. Please propose an understory species of tree adjacent to existing tree number 5 to complement the site conditions.
3. Please provide large shade trees in place of the two Pigeon Plum trees.
4. While the minimum shade tree street tree size may be 16 feet overall, the Master Design Guidelines suggest the overall height to be 20-22 feet.
5. All trees within or encroaching the public realm of the sidewalk to have a canopy clearance of 7 feet when installed. Please increase the overall heights of the trees to accommodate this canopy height requirement. Also, please note canopy height on the plant list.
6. 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.

7. While the Pandanus utilis is a unique landscape material, please propose an alternative that would be more compatible within the public realm of the sidewalk.



8. To provide shade tree street trees along NW 4<sup>th</sup> Street please provide a minimum width of the proposed planting strip at 5 feet. In place of the palms please provide shade tree street trees 30 feet centers with an approved product for root development under the paved areas. Adjustment to the underground utility at the east end of the landscape strip appears to be necessary for placement of street tree.
9. Please place the overheads underground at the east side of the site allowing a shade tree street tree to be provided.
10. Please remove overhead line to the old wood pole streetlight at NW 1<sup>st</sup> AVE. this wood pole is located within the clear path of the sidewalk and appears to need to be removed.
11. As to the requirement of corner palms please provide a cluster of palms in place of the shade tree at the corner of NW 1<sup>st</sup> AVE and 4<sup>th</sup> Street. As the development to the west is utilizing Sabal palms as the corner palms, please also provide the same. Please provide the Sabal palm cluster of staggered cane heights with the shortest cane having a minimum 8 feet wood trunk height. Sabal palms with trunk character may also be utilized. If the trunk encroaches the public realm of the sidewalk there must be a clearance of 7 feet, if over the traffic lane 15 feet clearance.
12. The landscape strip between the sidewalk and travel lane on NW 8<sup>th</sup> Street has no indication of plantings. Please provide shrub groundcovers within this landscape strip that are maintainable at 30-inch height that provide texture, color, and sense of separation from the travel lane.
13. Please provide an overlay sheet delineating open space and landscape at grade demonstrating that code is being met.
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. 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.



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**CASE COMMENTS:**

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. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
8. All lighting and landscaping should follow CPTED guidelines.
9. Parking entry should have access control.
10. Controlled access for Police and Fire (Knox Box) should be included.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. 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 on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
8. Containers: must comply with 47-19.4
9. Indicate how trash and recycling collection will take place at the site.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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.
12. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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**CASE COMMENTS:**

1. Show inbound and outbound stacking requirements from the property line to the first conflict point for both access points according to Section 47-20.5 General design of parking facilities for the driveway. Provide narrative in traffic statement if a reduction in outbound stacking is intended due to traffic volume.
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. Illustrate proposed vehicular circulation plan for parking garage.
5. Illustrate dimensions for onsite access drives in accordance with ULDR Section 47-20.4.
6. Provide clarification on garage access operations and accessibility (For example, will the gates be accessed through remote devices and will residents have access to both egress/ingress points).
7. Reverse ingress/egress shown at access locations to eliminate vehicular conflict.
8. Illustrate clear sight triangle for the intersections and driveways. Sight triangles need to be in compliance with requirements per ULDR Sections 47-2.2.Q & 47-35.
9. 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.
10. 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.
11. 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.
12. Additional comments may be provided upon further review.



### **GENERAL COMMENTS**

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

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**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). 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 (954-828-6495).
- 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) 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. It is recommended that the notice to waive the 120 day timeframe be provided as soon as possible. The 120-day period will end **October 8, 2022**, unless asking for a deviation then the end date is **December 7, 2022**.
- 7) Provide ownership information pertaining to the corner parcel located at the corner of NW 4<sup>th</sup> Street and NW 1<sup>st</sup> Avenue. Include any documentation that provides you authorization to improve the corner and to include it in your proposal.
- 8) 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.

- 9) 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](#).
- 10) 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 S5 and S9, provide shade trees along the right-of-way instead of the proposed palms and provide palm trees at the corner.
- b. Per DRT Comment S7, provide maximum 22-foot spacing for palms and 30-foot street tree spacing with dimensions on site plan and landscape plan.
- c. Per DRT Comment S11, provide the dimension for the curb radius along the alley with 15-foot preferred maximum.

#### Principles of Building Design

- a. Provide clear dimensions to determine if B1 is met.
- b. Per DRT Comment B2, provide usable pedestrian public space instead of "green perimeter design.
- c. Per DRT Comment B12, provide pedestrian shading devices of various types, these elements should be located above walkways and sidewalks.

#### Quality of Architecture

- d. Per DRT Comment Q3 and Q7, provide more information on the materials. Facades below the shoulder should utilize a rich layering of architectural elements and durable materials.
- 11) Coordinate with Transportation and Mobility regarding any and all improvements within the Right-of-Way along NW 4<sup>th</sup> Street. Recent improvements as well as the newly installed bike lane along NW 4<sup>th</sup> Street need to be maintained.
- 12) Coordinate with Flood Plain regarding the proposed lower-level parking. Residential parking may not be provided below grade. Only mixed-use parking is allowed below grade with the proper flood proofing provided. Discuss anticipated FEMA map changes.
- 13) Provide an additional plan sheet showing the open space overlay and provide calculations.
- 14) Provide additional plan sheet demonstrating truck turning radius for loading and trash service.
- 15) Discuss with Engineering regarding the traffic pattern along the alley. And coordinate the direction of the alley with the proposed development to the east. It appears the traffic pattern is north bound currently.
- 16) Provide the following changes on the site plan:



- a. Clarify parking circulation on basement and 1<sup>st</sup> floor plans.
  - b. Remove obstructions adjacent to handicap spaces.
  - c. Dimension standard parking spaces, minimum space dimensions should be 8 feet 8 inches.
  - d. Proposed door openings should be set back 3 feet from the alley.
  - e. Indicate location of overhead powerlines, consider undergrounding the lines.
  - f. Provide larger landscape area to allow for shade trees along NW 4<sup>th</sup> Street.
  - g. Consider providing additional active uses along NW 4<sup>th</sup> Street.
- 17) Provide the following changes on building elevations:
- a. Demonstrate changes to parking floors more clearly.
  - b. Dimension setbacks from property line to building face and balconies.
- 18) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
  - b) Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
  - c) Provide screening product material including images or pictures of actual application of such.
- 19) It is recommended the parking garage be lined with habitable space. Where liners are not possible, ensure garage 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.

- 20) 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.
- 21) 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>
- 22) 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**

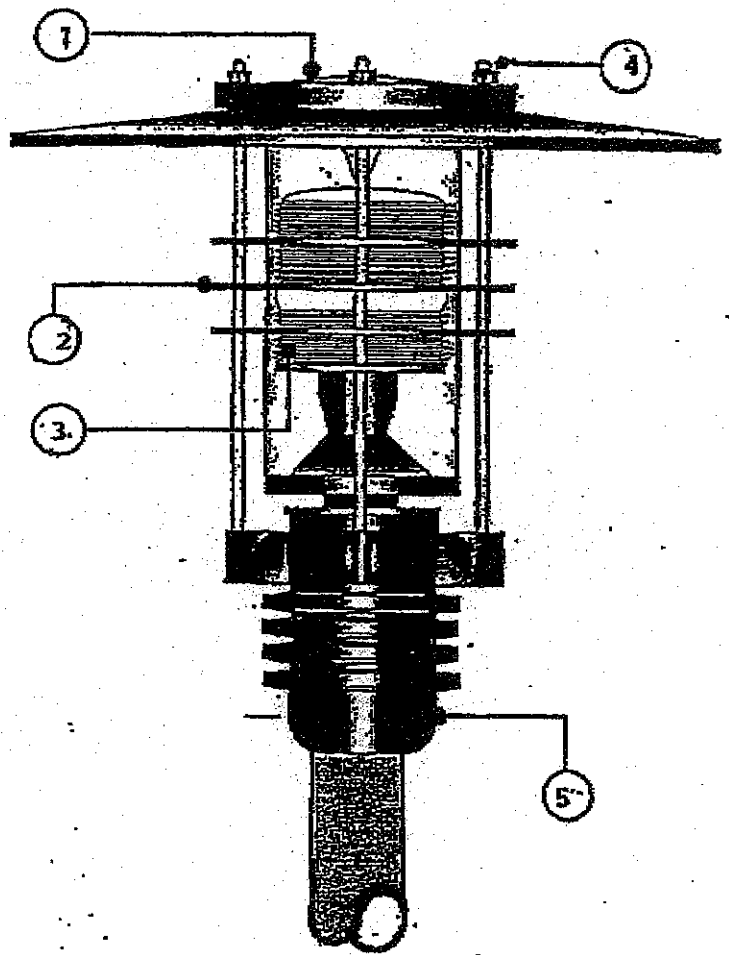
The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:





- 23) 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.
- 24) 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 (Yvonne Redding 954-828-6495) to review project revisions and/or to obtain a signature routing stamp.
- 25) Additional comments may be forthcoming at the DRC meeting.
- 26) 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.

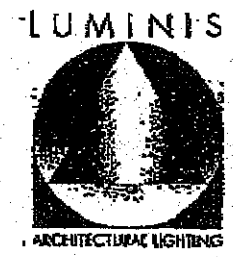
Project: Ft. Lauderdale Streetscape  
Fixture: W621-H150-TG-TYPE V-XMDSR  
ECLIPSE Post top fixture.  
150W/480V/HPS Integr Ballast  
HAMMERED GRAY Finish  
Type V Distribution.



- 1 - One piece cast aluminum top cover and heavy gauge aluminum top shade assembly for easy re-lamping.
- 2 - 1/4" thick cast aluminum louver blades three ring assembly.
- 3 - Borosilicate glass type "V" refractor.
- 4 - Removable S.S. acorn nuts for re-lamping.
- 5 - Cast Aluminum ballast housing, integral 150W/480V high pressure sodium ballast provided.

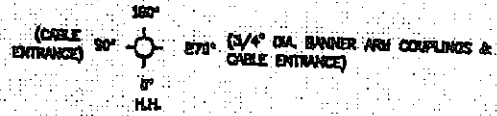
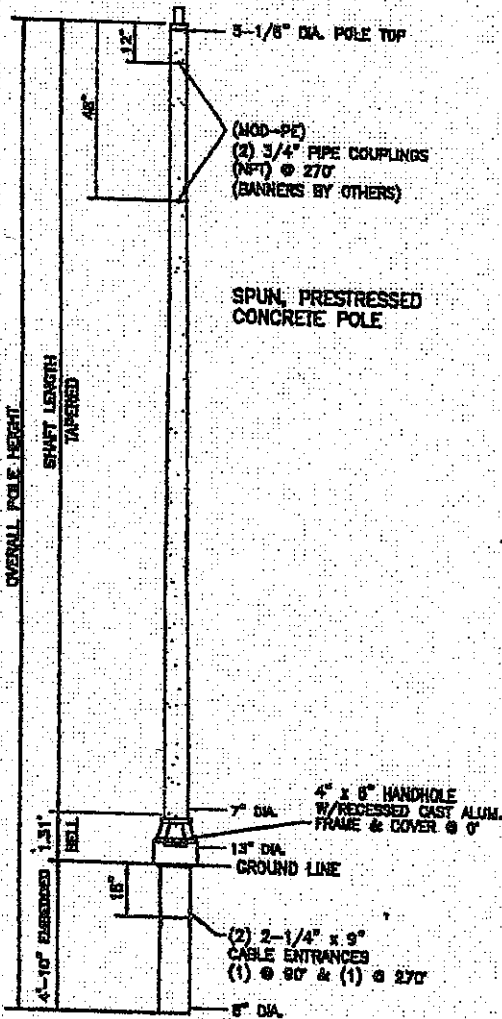
\* APPROVED SUBMITTAL REQUIRED W/P.O. \*

POLE BY OTHERS  
(4" o.d. Req'd)

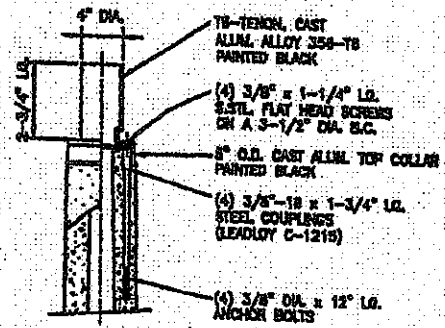


LUMINIS USA, INC.  
3555 NW 53rd Court  
FORT LAUDERDALE, FL. 33309

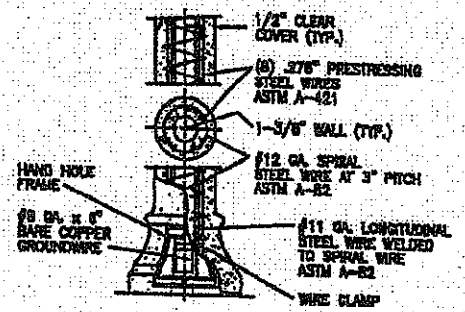
Luminus USA 866-536-4647



**ORIENTATIONS**



**TOP MOUNT DETAIL**



**POLE SECTION**

REV.	DATE	DESCRIPTION	DRN.	APPR.

**VER VICTORIAN-EMBEDDED-ROUND**

POLE DESIGNATION	POLE HEIGHT A.G.	SHAFT LENGTH	OVERALL POLE LENGTH	WEIGHT (Lb.)
VER-4.0	13.1'	11.78'	18'	700

(12) POLES REQ'D. W/TB-TENON, 4" DIA. x 2-3/4" LG. TOP COLLAR PAINTED BLACK. MOD-PE, (2) 3/4" PIPE COUPLINGS (1) @ 12" & (1) @ 48" FROM POST TOP AT 270°.

- NOTES:**
1. FINISH: #6P3 BLACK, NATURAL, EXPOSED FINISH, ACRYLIC COATING.
  2. ASTM C-150 TYPE II WHITE CEMENT, Fg @ 28 DAYS=7,000 PSI.
  3. POLE MANUFACTURED TO ASTM C-1089-86 SPECIFICATIONS.

**Amropol POLE PRODUCTS & SYSTEMS**

**DDA FORT LAUDERDALE, FLORIDA**

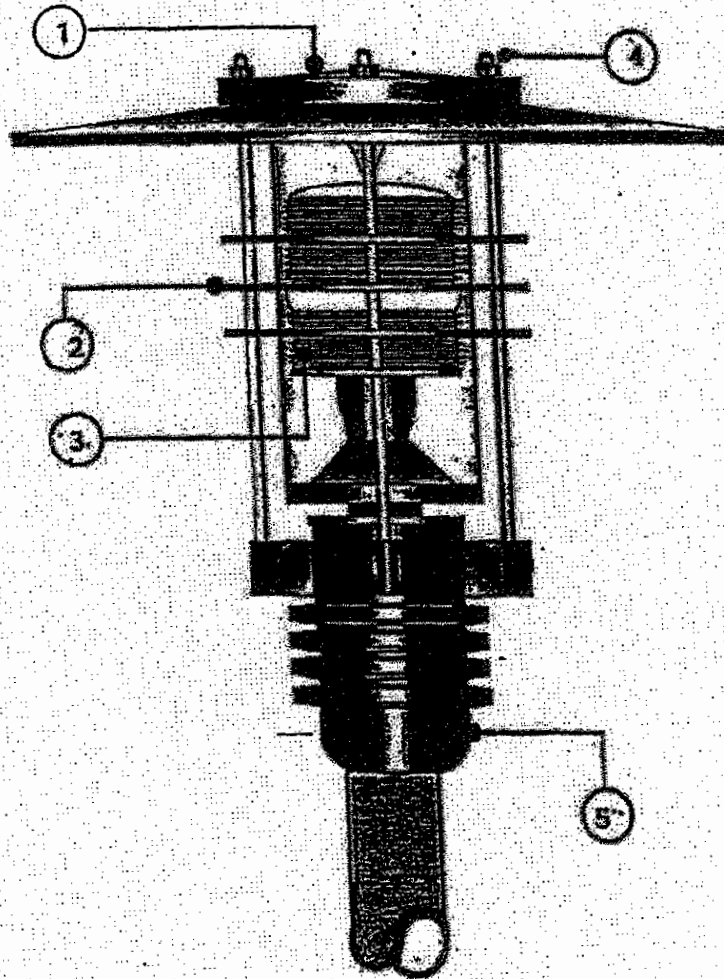
**VER-4.0 (6P3) POLE W/TENON**

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DRAWN: G.C.	5/02	SCALE	DWG. NO.	REV
CHKD:		NONE	FCL561	

*Please include a GFI receptacle*

Project: Ft. Lauderdale Streetscape  
Fixture: W621-H150-TG-TYPE V-XMDSR  
 ECLIPSE Post top fixture.  
 150W/480V/HPS Integr Ballast  
 HAMMERED GRAY Finish  
 Type V Distribution.



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\* APPROVED SUBMITTAL REQUIRED W/P.O.

DDA  
 POLE BY OTHERS  
 (4" o.d. Req'd)

LUMINIS USA, INC.  
 3555 NW 53rd Court  
 FORT LAUDERDALE, FL. 33309

LUMINIS



