



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 11, 2022

**PROPERTY OWNER /
APPLICANT:** Sunrise and Bayview Partners, LLC.

AGENT: Andrew Schein, Esq., Lochrie and Chakas

PROJECT NAME: Bayview Mixed Use Project

CASE NUMBER: UDP-S22045

REQUEST: Site Plan Level III Review: Conditional Use for Mixed Use Development and Allocation of Units for 180 Multifamily Residential Units and 11,500 Square-Feet of Commercial Use

LOCATION: 1040 Bayview Drive

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Tyler Laforme



Case Number: UDP-S22045

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 sections 406.5 or 406.6 of the 2020 FBC.
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 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Reference the Florida Building Code 7th edition on plan for the proposed development per the 2020 FBC 101.2.
10. Show that the openings in the exterior walls on the East Elevation meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



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

- a. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along north side of E Sunrise Blvd (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with Broward County and FDOT the accuracy of Sunrise existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide permanent Sidewalk Easement as appropriate along north side of E Sunrise Blvd to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along east side of Bayview Drive to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along south side of NE 11th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Planning Zoning Board Meeting and Final DRC 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 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>
2. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain,



and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

3. Water and sewer
 - a. Trees on the NE corner of Site are in Direct Conflict with Watermain, remove trees or continue watermain relocation further east.
 - b. There may be an existing Drainage Easement within the property along Bayview per City GIS. This is the location where it seems private drainage enters the City's system. Was this identified in a record search? Landscape appears to conflict with this pipe.
 - c. Trees along Bayview Drive appear to be less than 10' away from FDOT Drainage infrastructure. Obtain letter / email that they have no objections to this.
 - d. Center a 10' x 15' easement on the Sanitary MH and ensure it extends to R/W line. Ensure there are no vertical obstructions within the easement.
 - e. Label the dimensions of the proposed utility easement for the 4" meter.
 - f. The new Hydrant should be within a 10' x 15' easement. Alternatively, place at back of sidewalk and provide a utility easement 5' on either side and extending to the R/W (Per the usual City Detail).
4. 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. 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.).
5. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
6. Ensure sufficient height clearance is provided within garage for truck access.
7. Provide and label typical roadway cross-sections for the proposed development side of E Sunrise Blvd, Bayview Drive and NE 11th Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
8. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.

Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
9. The proposed 1 Type II loading zone design shall be in accordance with ULDR Section 47-20.6. No backing into a public right-of-way shall be permitted for Type II loading zones.
10. For all levels in the parking garage:



- a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
11. 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. The proposed Post Development Stage elevation for the 100 year – 3 day storm event exceeds the Future Conditions 100-Year Flood Map elevation.
12. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
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. 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.
15. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
16. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
17. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.



18. 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. Sheet X3 refers to Maintenance Agreement Area along E Sunrise Blvd as County jurisdiction. This is FDOT jurisdiction.

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.



Case Number: UDP-S22045

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 Sheet A101). Finish Floor Elevation should meet BFE 7' + 1' Freeboard = 8' NAVD 88. (Show any enclosed room below the first-floor elevations and show the FFE) (flood proofing is required for enclosed rooms below the 8' NAVD 88.)

Comment 2: Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (388H), (BFE 5' NAVD 88) & (AE), (2014 FIRM)
- Flood Zones, (388J), (AE), (BFE 7' NAVD 88) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

The preliminary flood maps show a (BFE 7' NAVD 88: Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 7' + 1' freeboard =8 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: 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 7' + 1' =8 'NAVD 88 will need to be meet for all finish floor elevations (FFE).

(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



Case Number: UDP-S22045

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply, please investigate trees and palms that may be saved by relocation.
2. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
3. Trees and palms installed at grade level open to the sky and grow in their natural form may count towards the equivalent replacement of those removed. Trees covered by a structure or pruned in a way such as shearing into forms, topiaries, and such manipulating the tree's natural growth may not be counted towards the equivalent replacement of those removed. Please change the mitigation calculations being provided to reflect this.
4. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
 - a. Please indicate intentions with the overhead utilities along NE 11th Street as it appears that the power poles are shown on Landscape and Civil plans yet no indication of the utility lines themselves.
 - b. If these lines are to be relocated underground, will they include those that extend to the west side of Bayview DR?
 - c. Shade trees such as the Live Oak are to have a minimum 30 feet lateral clearance from overhead utilities.
 - d. If overhead utilities are not being relocated small maturing canopy trees are to be proposed at one per twenty feet of length of property. When palms are used as part of the street tree requirement, the first 50 percent is to be in canopy tree. Small maturing trees proposed adjacent to sidewalk in less than eight by eight planting area will require a root development product for under paved areas such as CU Structural Soil or Soil Cells.
5. While trees that are within and or encroaching the public realm of the sidewalk require a minimum 6 feet of canopy height clearance. Trees that are within and or encroaching a sight triangle require a minimum 8 feet canopy height clearance when installed.
6. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Please 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.
 - a. Along Bayview Dr. there is an existing underground utility, please provide the horizontal clearance from the utility to the tree trunk.
 - b. Please show proposed utilities along NE 11th Street with the measured horizontal clearance.



8. Along Bayview Dr. please provide measured distance between tree trunk and tree side of sidewalk. If five feet or more between tree trunk and sidewalk, the Department would support the use of root-barriers along the tree side edge of the sidewalk, over six feet no root-barrier required. If less than five the Department will be asking for a root development product for under paved areas.
9. Please provide calculation for proposed sod use on site, turf grass use not to exceed fifty percent of the on-site net lot landscape area at grade.
10. 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.

11. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
12. 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 do not submit for tree removal at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final 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 charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Solid waste collection shall be from a private loading area.
8. Confirm where the collection will take place within the site.
9. 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).
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. 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.
13. Containers: must comply with 47-19.4
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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CASE COMMENTS:

1. Proposed work on State-maintained roadways and intersection influence area must be approved by the Florida Department of Transportation (FDOT). Please provide the FDOT pre application access management letter.
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. Properly dimension the parking stall dimensions on the plan sets.
4. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact assessment.
5. 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 each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
6. 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), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
7. 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.
8. Illustrate the upstream and downstream driveway and intersection sight triangle requirements depicted in for access on US-1:

Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf?>

9. Provide a minimum of 10 feet wide on **Sunrise Blvd.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.



10. Provide a minimum of 10 feet wide on **Bayview Dr.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
11. Provide a minimum of 5 feet wide on **NE 11th St.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
12. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
13. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
14. On sheet X3, the green hatching of maintenance agreement area should be to FDOT not the County.
15. Change the northbound merge lane symbol to a merge arrow instead of a turn arrow, it is not a turn lane.
16. The city reserves the right to meter on street parking stalls on the public right of way at any time.
17. Please add the following note on the site plan for the on-street parking, “None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking.”
18. 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.
19. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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

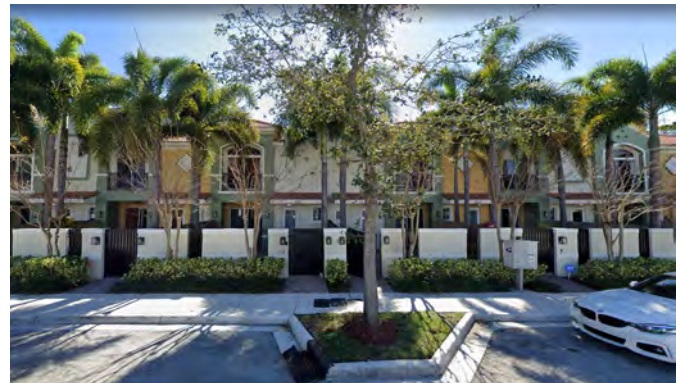
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CASE COMMENTS:

Please provide a response to the following:

- 1) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. 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,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 3) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation subject to the approval and allocation of flex units, subject to availability. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 4) 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 03/14/2023, 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 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 unless applicant submits a waiver of these timeframes as provided in the completeness email from the City.
- 5) 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](#).

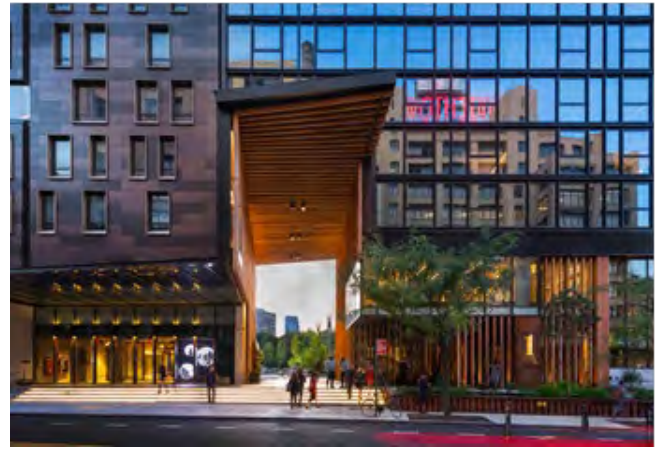
- 6) Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the review and approval process.
- 7) In accordance with ULDR Sec. 47-25.3, Neighborhood Compatibility Requirements:
 - a. Pursuant to Sec. 47-25.3.A.3.e.i.a, in order to alleviate the massive scale of the 14-story tower along NE 11th street, it is strongly encouraged that the proposed ground level townhouses be re-located from Bayview Drive frontage to the 14-story building fronting NE 11th Street. In addition, the building tower should stepback above the townhomes which would provide a valuable transition to the lower scale properties to the north, while mitigating adverse effects of the overall development. See examples below.



- 8) Provide the following changes on building elevations:
 - a. Label and identify all architectural features. There are areas depicted a grey but are not labeled. And the renderings depict a design element on the under canopy on the roof.
 - b. Maximum height of buildings in the B-1 zoning district is 150' to the top of the structure. Currently, the proposed building is 163' in height. Ensure buildings meet maximum height requirements.
- 9) Provide additional information on the materials being used for the exterior façade and photographs of real-life examples of the materials listed on the elevation sheets. Additionally, provide clarification and additional details concerning the design of the proposed concrete breezeblock and Bayview sign; and confirm if the intent is to incorporate these features to pay homage to the existing structure on the site that is to be demolished.
- 10) Provide the following changes on the site plan:
 - a. Pursuant to ULDR Sec. 47.18.21, Mixed Use Development, the maximum building length of a single use residential building is 200 feet. The north tower, which is currently a single use residential tower, has a building length of 250 feet.
 - b. Staff recommends the sidewalk along Bayview Drive be widened to 10 feet.
 - c. Update the site data for the following:
 - i) Pursuant to ULDR Sec. 47-23.9.a, the setback for south property line is 20 feet;
 - ii) Parking for restaurant needs to be calculated at the ratio for 4,000 square feet or larger category including outdoor dining;
 - iii) Retail is calculated incorrectly; and
 - iv) Provide bicycle parking ratio used for project.
 - d. The commercial space should wrap around the building to further activate the southwest corner and better connect to the proposed plaza.



- e. As proposed, the southwest corner design does not activate the pedestrian realm. Additionally, a separate plaza could be provided along Sunrise Blvd, separating the restaurants, and potentially connecting that space to the north building through a lobby or breezeway. See examples below:



- 11) Pursuant to Section 47.23.9, Interdistrict Corridor Requirements, this proposed development is located at the limits of the Interdistrict Corridor requirements, which 100 feet east from Bayview Drive; however, the entire site must comply with the requirements. The proposed building does not meet the 20-foot yard requirement for enhanced pedestrian experience. By re-arranging the commercial space, and wrapping around the southwest corner of the building, this corridor can be maintained and provide a more enhanced pedestrian experience along both Sunrise Blvd and Bayview Drive.
- 12) Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and 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 topmost surface of the roof mounted structures. Provide the following:
- Revise the 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;
 - Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - Provide screening product material including images or pictures of actual application of such. Note, screening must be 100% opaque,
- 13) As proposed, the site design should be revised to strengthen the presence along Sunrise Boulevard and Bayview Drive as well as better interconnectivity and relation internal between the buildings. The circulation seems inefficient with unsafe movements. In addition, the southwest corner of the south building should be enhanced with an architectural building corner treatment that is unique and provides for a sense of place.
- 14) All plans need to be consistent. It seems that the photometric plan, sheet A 0.01 does not match the other plans. On the northeast corner of the property, a staircase leads towards the north property line. This is not shown on the photometric plan. Also, along the north property line, extend the photometric values out to show a maximum footcandle of 0.5.
- 15) Provide the floor plan for the 2 restaurants and retail space. If the restaurants are approved at 2,200 square feet each, they will have a lower parking calculation than one restaurant above 4,000 square

- feet. This will impact the number of stalls required in the future. Ensure adequate parking is provided if this is a potential future consideration.
- 16) Currently, there are existing overhead powerlines along NE 11th Street, and large Oak shade trees are proposed along that ROW. Please clarify if you will be undergrounding the utility lines, or how you will remedy this tree/powerline conflict.
 - 17) Please provide documentation on environmental soil mitigation for removing the existing gas station and associated underground gas tanks.
 - 18) Provide a truck and vehicle movement plan.
 - 19) Pursuant to Section 47-20, two-way drives shall be a minimum of 24 feet wide.
 - 20) 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
 - 21) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
 - 22) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per 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>
 - 23) 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.
 - 24) 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:

- 25) 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.
- 26) 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.
- 27) 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.
- 28) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 29) Additional comments may be forthcoming at the DRC meeting.



LEGEND

 Subject Site

UDP-S22045 - Bayview Mixed Use - 1040 Bayview Drive

