



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** October 11, 2022

**PROPERTY OWNER /  
APPLICANT:** RD 3B, LLC.

**AGENT:** Andrew Schein, Esq., Lochrie and Chakas

**PROJECT NAME:** RD Las Olas Residences

**CASE NUMBER:** UDP-S22041

**REQUEST:** Site Plan Level II Review: 192 Multifamily Residential Units and 3,684 Square-Feet of Restaurant Use in the Downtown Regional Activity Center

**LOCATION:** 521 E. Las Olas Boulevard

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

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Jim Hetzel



Case Number: UDP-S22041

**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 North 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](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](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 the required additional Right-of-Way dedication along **North** side of **East Las Olas Boulevard**, to complete the 40' half Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- b. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Federal Hwy (US-1). For meeting request or for additional information please contact FDOT District 4 Access Manager at **D4AccessManagement@dot.state.fl.us**
- c. Provide permanent Sidewalk Easement as appropriate along **North** side of **E Las Olas Blvd** to accommodate portion of pedestrian clear path (coordinate required width TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along **West** side of **S Federal Hwy / US-1** 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.
- 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 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. Please provide the encumbrances found in the property as per Title of commitment prepared by Chicago Title Insurance Company, dated 4/27/2022 as described on survey.
3. The corresponding plat application (PL22005) shall be approved by City Commission prior to Final DRC Sign-off.



4. 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.
5. Proposed on-site improvements and structures (i.e. drainage structure/ well within 5' of right of way dedication, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. In addition, existing asphalt alley must remain at full width. Proposed walkways and curbing, landscaping and parking shall be proposed within private property.
6. Per Site Plan Data Table, the required and proposed loading shall be specified per ULDR Section 47-20.2 Table 2 and Section 47-20.6. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
7. Encroachments within utility easement (i.e. **10' FPL easement**) will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction.
8. Please relocate bicycle racks within private property to not encroach within proposed or existing right of ways.
9. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
10. Existing bus station on E Las Olas Blvd shall remain.
11. Provide disposition of existing monitoring wells and status of any ongoing environmental mitigation as required by the Broward County Environmental Protection Department (EPD) and/or Florida Department of Environmental Protection (FDEP).
12. 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. Sight triangles located at the intersection of a local street or driveway with a right-of-way under State jurisdiction, are subject to the sight visibility requirements of those jurisdictions.
13. Provide typical roadway on Civil plans and show existing Right-of-Way boundaries adjacent to the proposed development along **S Federal Hwy / US-1 and E Las Olas Blvd**; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing Alley Reservation boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.



14. Provide grading sections for the proposed development side of S Federal Hwy / US-1 and E Las Olas Blvd: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
15. 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 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
  - c. ADVISORY: Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
  - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
16. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
17. Conceptual Water and Sewer Plan shall feature proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.
18. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
19. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways.  
Spot elevations/grades shall be per North American Vertical Datum of 1988 (NAVD 88).
20. Provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
21. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in



accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.

22. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
23. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. 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.
24. 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.

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.

25. 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.

ADVISORY: Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.

If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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-S22041

**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 (site plan), ground floor and first floor show all Finish floor Elevations for all enclosed rooms on ground floor level). Finish Floor Elevation should meet BFE 6' + 1' Freeboard = 7' NAVD 88. (Show any enclosed room below the first-floor elevations and show the FFE) (flood proofing is required for enclosed rooms below the 7' 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 (557H), (BFE 5' NAVD 88) & (AH), (2014 FIRM)
- Flood Zones, (557J), (AE), (BFE 6' NAVD 88) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

The preliminary flood maps show a (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:** 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 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](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](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)



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**CASE COMMENTS:**

Please provide a response to the following.

1. 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.
  - a. Proposed utilities under the sidewalk with root-barriers adjacent to the street trees along East Las Olas BLVD, are in conflict with required root development area of the street trees.
  - b. Proposed utilities under the sidewalk with root-barriers adjacent to the street trees along South Federal HWY, are in conflict with required root development area of the street trees.
  - c. Street tree proposed adjacent to an existing storm drain utility on Federal HWY. Please verify if the Engineering Department that root-barrier proposed along inside of curb would be acceptable, otherwise an alternative landscape material may need to be provided at this area.
2. Please maintain shade street trees on 30 feet centers on E Las Olas BLVD. please provide separation dimension on Landscape plan. 20 feet separation between corner palm and shade tree street tree is supported by the Department.
3. During staff meeting it was mentioned that the city is looking to remove on-street parking on Federal HWY. Please remove the proposed on-street parking along Federal HWY and provide additional shrub ground covers in similar plant pallet coordination with the Henry Kinney Tunnel Top Park project.
4. Please coordinate with the development to the north as to your NE corner streetscape, for their plans included this area for installation as well.
5. The Live Oak proposed in the NW corner of the site appears not to meet to horizontal clearance from the structure of 15 feet. Also, there is proposed water lines adjacent to the proposed Live Oak tree. Due to this situation, please investigate an alternative for this area.
6. Please provide an overlay sheet delineating the measured areas for landscape at grade requirement. Landscape areas open to the sky count towards requirement for at grade, covered landscape areas are not included.
7. 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. 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.
12. Containers: must comply with 47-19.4
13. 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. Please include the trip generation sheets from the ITE trip generation manual 11<sup>th</sup> edition with the trip generation statement.
2. FDOT tunnel top project is under construction applicant should reach out to FDOT and City staff for the design plans and incorporate them into the sites proposed plans.
3. Proposed driveways and 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.
4. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
5. 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.
6. 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.
7. Pursuant to Section 47-20.11, When located within a commercial zoning district off-street parking may be permitted to be constructed with compact parking spaces 8'-8" in stall width by 16' in length and shall not exceed twenty (20%) percent of the total number of required parking spaces. Please revise the compact spaces to meet the dimension requirements as set forth in the ULDR.
8. Handicap parking stalls are not identified in the plan sets. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Please revise handicapped parking dimensions accordingly. Please revise handicapped parking dimensions accordingly.
9. 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.
10. 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.



11. 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.
12. 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.
13. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
  - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or less are required to have a minimum 6 vehicular reservoir spaces.
  - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS 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.
  - c. Each VRS shall be clearly defined on the site plan and 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.
  - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
14. Provide a minimum of 7 feet wide on **SE 6<sup>th</sup> Ave**. 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.
15. Provide a minimum of 10 feet wide on **Las Olas 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.
16. 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.
17. 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.
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 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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Pursuant to State Statute 166.033(1), the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before January 17, 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.
4. 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.
5. 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 (954-828-5019).
6. 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.
7. Note, there is a concurrent application for a plat, DRC Case No. UDP-P22005, which requires PZB and City Commission approval.
8. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.

9. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
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 and has provided images to assist the applicant.

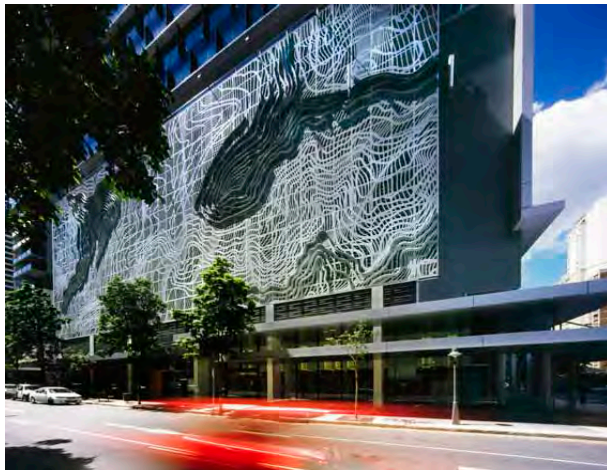
Principles of Street Design

- a. S-12, Discourage wide curb cuts, the proposed curb cut along SE 6<sup>th</sup> Avenue appears to be wider than typical curb cuts with a raised curbed median. Reduce the width of the curb cut.
- b. Provide detailed architectural cross sections for each street frontage that depicts dimensions and cross section elements as well as the building setback and placement.
- c. The placement of landscaping between the sidewalk and building is inconsistent with the existing streetscape pattern on Las Olas and local streets. Revise accordingly. See images below as examples of the existing streetscapes.



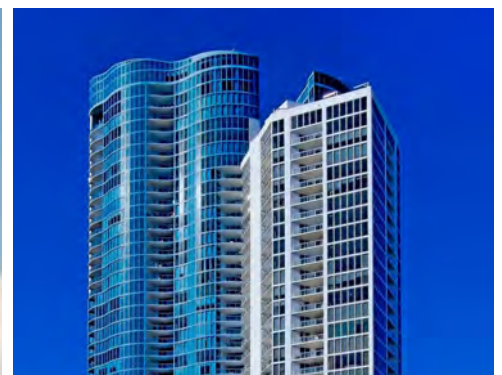
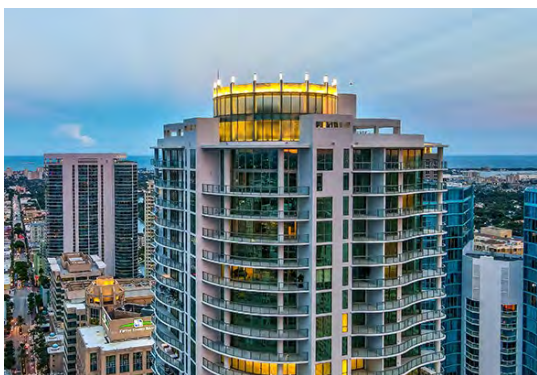
Principles of Building Design and Storefronts

- d. B9, Parking Garages; the proposed garage screening does not achieve an exceptional architectural solution as outlined in the DMP and should be redesigned to include variety in treatments, variation in form, and add to the overall sense of place for the location. Images have been provided below. Ensure that images of real life application of any revisions to the garage screening is provided.
- e. B9, Parking Garages; the proposed garage levels facing Las Olas contain numerous unused areas or wasted space and glazing along the podium facade. Applicant should examine better use if these spaces whether such are occupied or are articulated into the building façade for visual interest.
- f. B9, Parking Garages; the proposed garage should be designed to align with the adjacent development to the greatest extent possible and to provide a seamless podium height.
- g. B10, Main Entrances; reexamine the entrance location facing west to perhaps be located at the southwest corner providing a more predominant entrance to Las Olas.
- h. B12, Shading Devices; provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth for protection from the elements.
- i. B18, Mitigate Light Pollution, provide information on building illumination from ground level to tower top.



### Quality of Architecture

- j. Q1, Skyline Drama; the proposed tower top does not meet the intent outlined in the DMP which states that buildings in special prominence in key locations should have sculptural elements designed to be seen from various angles. This building will be the first tower seen from Las Olas Boulevard facing west. At preliminary meeting, staff indicated the need to address the visibility of the tower and east façade from Las Olas, which was not addressed. Revise the design to meet the design intent. Images have been provided below.
- k. Q2, Expressive Tops; staff recommends exploring other tower top shapes such as angled, vertically expressive, or other design that results in a stronger, more dramatic design.
- l. Q3, Quality of Materials; expand the building materials especially at the lower pedestrian levels with higher quality materials.
- m. Q5, Parking Podium; parking screening does not meet design intent, requiring exceptional design solutions as previously stated in comments.
- n. Q7, Creative Façade; provide for more variation on the southeast building corner facing Las Olas with greater expression, increased articulation, triple story height for the first level or other techniques to emphasize the building location.





11. The proposed lower level of the building, at the pedestrian level, should be redesigned with a significant floor to ceiling height due to the overall scale and size of the project with a minimum triple story height, for at least the Las Olas frontage. Other design solutions could include: (1) the southeast building corner with a significant architectural element that highlights the project and reflects the overall design of the project, (2) redesigning the podium that faces Las Olas, and (3) the southeast portion of the building having an architectural feature from ground all the way to tower top.







12. Update the site data information on Sheet SP-1 to address the following:
  - a. Provide breakdown on residential unit sizes and number of bedrooms.
  - b. Indicate the amount of bicycle parking and storage.
  - c. Expand open space data to meet the requirements pursuant Section 47-13.20.E, clearly outlining the areas being calculated for open space.
13. Provide the following changes on site plan, Sheet SP-1:
  - a. Update the site plan based on the proposed platted property lines and show such on the plan including the dimension for each segment of the property.
  - b. Clarify the intent of the red lines since these lines are not labeled.
  - c. Provide for bike storage on the ground level easily accessible for residents.
  - d. Staff recommends the plan be updated to reflect and blend into the design for Tunnel Top Park.
14. Provide the following changes on the building floor plans:
  - a. Provide parking space dimensions for typical parking stall size.
  - b. Balconies encroach into the tower separation toward the north and west.
  - c. Provide floorplate size for each level including the balconies for gross and excluding the balconies.
  - d. There are areas on the parking levels that are unused which are not labeled, clarify the use.
  - e. The roof plan depicts encroachment into the tower separation to the north with actual structure. Address this issue.
15. Provide a context plan that identifies the building line of the adjacent properties in the vicinity to illustrate consistency in building presence in Downtown. This plan should focus on the properties within the Downtown RAC.
16. Project adjacent to the north, RD Las Olas, DRC Case No. R17048, depicts a FDOT right-of-way easement along SE 6<sup>th</sup> Avenue and a two-foot sidewalk easement. Clarify if easements will be needed for SE 6<sup>th</sup> Avenue.
17. Provide additional detail drawings for the ground level, specifically in areas where there is a grade change with stairs and ramps, include close up details of storefronts, and identify all materials. There should be a detailed drawing for each street frontage.
18. Provide pedestrian-level perspective renderings of project as viewed along the street, and aerial oblique perspectives in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area.
19. Pursuant to Section 47-13.20. E, Open Space, the project does not appear to meet the open space requirements. Detailed information needs to be provided in the site data or on a separate sheet color coded depicting the areas included in the calculations.
20. Pursuant to Section 47-20.14, Photometrics values should be extended all the way to property lines which would include the alley.
21. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
  - a. Provide detail drawing(s) with spot elevations on roof plan depicting height of screening and height of equipment to ensure adequate screening of roof mounted equipment.
  - b. Provide detail drawing and information on screening materials.
  - c. Provide images of product screening material in real application of such. Screening must be 100% opaque.



22. Pursuant to the Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, consider placement of public art on the development site to align with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
23. It is recommended the following bicycle-related comments be addressed:
  - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data.
  - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended.
  - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents a patrons.
24. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:  
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
25. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materialsNote: Please note any proposed signs will require separate permit applications.
26. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

27. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
28. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.



UDP-S22041 - RD Las Olas Residences - 521-529 E. Las Olas Blvd

