



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 28, 2023

**PROPERTY OWNER /
APPLICANT:** 1700 N. Andrews, LLC.

AGENT: Janna Lhota, Holland & Knight, LLP.

PROJECT NAME: 1700 N Andrews

CASE NUMBER: UDP-S23010

REQUEST: Site Plan Level II Review: 4,889 Square-Feet of
Commercial Use and 11 Townhouse residential units

LOCATION: 1700 N Andrews Avenue

ZONING: Residential Multifamily Low Rise/Medium Density
District (RM-15) and Community Business (CB)

LAND USE: Medium Residential and Commercial

CASE PLANNER: Adam Schnell



Case Number: UDP-S23010

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
7. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2020 Residential Volume.
8. Per Chapter 2 of the 2020 FBC townhouses are single-family dwelling units with property lines separating such units and each unit will required to have its own folio number.
9. During the permitting process each townhouse will require a separate building permit for construction.

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 4' Right-of-Way dedication or permanent Right-of-Way Easement along east side of N Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED 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 east side of N Andrews Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED 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 south side of NE 17th Court 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. Show / label delineation in the plans.
- d. 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. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. On conceptual Water and Sewer Plan at the proposed water service connection show an additional gate valve after the proposed 6"x4" tee per City standards.
3. 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.).
4. Proposed required on-site improvements (i.e. back flow preventer, fdc, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.



6. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure as applicable.
7. Sheets A16 – A17 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
8. Provide and label typical roadway cross-sections for the proposed development side of State Road S-811-A / N Andrews Avenue, NE 16th Place, and NE 17th Court: at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
9. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
10. Depict existing sidewalk adjacent to the development along N Andrews Ave, and NE 17th Court and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
 - a. Depict the existing ADA ramps along N Andrews Avenue located at NE 17th Court and NE 16th Place.
 - b. Transition along NE 16th Place to existing ADA ramp along N Andrews Avenue.
11. Sheet C.0: 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.
12. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 - a. Post 100year – 3day stage elevation is higher than the pre-development elevation.
13. 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.
14. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.



15. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
16. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements.

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

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

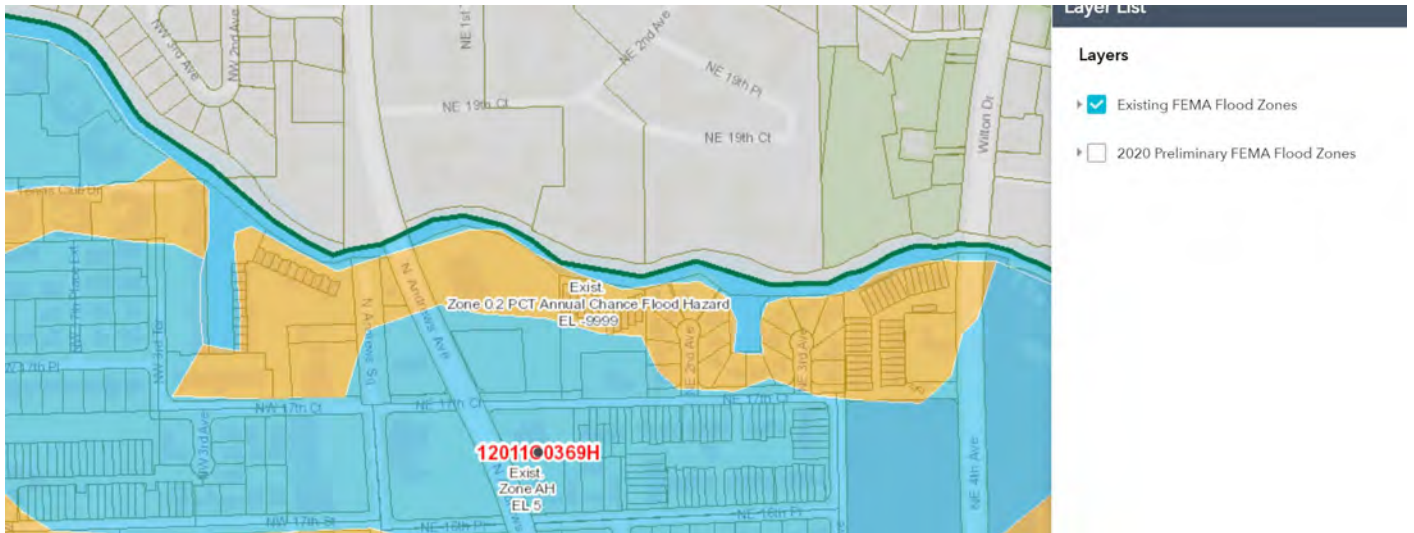


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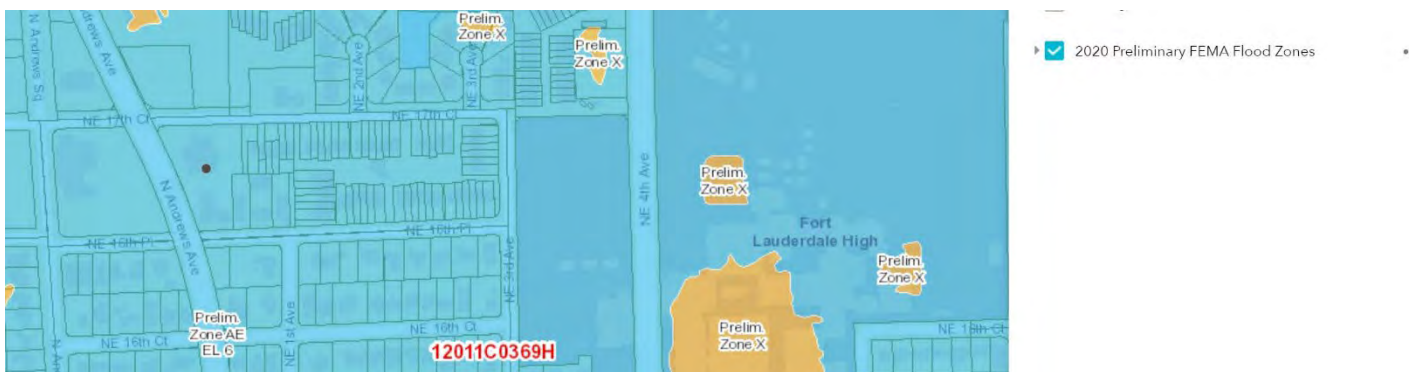
CASE COMMENTS:

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

- 1. Provide the following flood zone data on the site plan (for the existing FEMA flood zone 2014 FIRM), (see attachment of 2014 FIRM).



- 2. Provide the preliminary flood zone on site plan (panel 369J), (Flood Zone "AE"), (Base Flood Elevation 6' NAVD)(See attached preliminary map below)



- 3. Provide a delineation of flood hazard areas, and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
4. Provide location of the proposed activity and proposed structures and show how the flood zone delineation crosses or impacts the new proposed structures. If any portion of the new proposed structures footprint is in a flood zone than the entire structure will need to meet the (Base Flood Elevation + 1' freeboard)



5. Elevation requirements. All new buildings in a flood zone shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code or the base flood elevation plus one (1) foot, whichever is higher. (BFE Base Flood Elevation + 1 foot Freeboard = FFE Finish Floor Elevation) (CFL Flood Ordinance CH 14-1)
6. Please show the (FFE) finish floor elevation using the (NAVD 88 datum) for the flood zone that impacts that particular area of the structure from the site plan that you are updating to show the flood zone delineations. (**Sheet A1 first floor shows FFE 9'feet NAVD 88**)

Informational Items

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

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

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

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

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019)

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. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Along NE 17th Court there appears to be an existing 6inch water main, as shown on sheet C3, within the swale right of way not showing on the Landscape plans. Please provide the measured distance from the utility to the edge of sidewalk, additional discussion between city staff may be required as to materials allowable for the streetscape.
2. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
 - a. Sheet C.0 indicates one existing utility pole to be relocated and one utility pole to remain. It appears that the overhead utilities are to remain, therefor trees and palms that are appropriate are to be utilized for the street tree requirement. Please indicate on plans the intention of the overhead utilities.
 - b. For visibility requirements of oncoming traffic, please propose trees and palms with a minimum 8 feet canopy height clearance, trees with a 40 percent trunk to 60 percent canopy preferred-50 percent trunk to canopy accepted.
 - c. West most street tree along NE 16th Place appears to be within 10 feet of the catch basin and may be an impairment of sight of the stop sign. Also, for large shade tree street trees the Department looks to have at a minimum 30 feet on center spacing. Please investigate the use of multiple single palms of staggered heights, shortest palm at a minimum 8 feet trunk, to form a cluster within this area.
 - d. During staff meeting it was mentioned that a dedication along North Andrews AVE will be required. please provide the street trees within the area between the public realm of the sidewalk and travel lane.
 - e. Please provide FDOT line of sight at the intersections to verify any possible conflicts with the streetscape.
 - f. For the street trees along North Andrews AVE, please provide a continuous row of shade trees. Spacing maximum 40 OC, minimum separation may be 30 feet. Street trees along Andrews AVE will require canopy height limits for Broward County requirements. Please provide the Oak tree street trees larger than city heights to accommodate County requirements. City staff believes the County canopy height requirement is 8 feet (please verify). Please provide street trees at a preferred 60 percent canopy to 40 percent trunk ratio – 50 to 50 percent ratio acceptable.
3. 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.
4. 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.

Soil Cells may be used in place of CU Structural Soil under paved areas. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide detail of product of use for root development under paved areas.

5. Please verify that requirements are being met through Neighborhood Design Criteria Revisions (NDCR). Please see page 33 for an example of the area of which is to be calculated for the 35 percent landscape area requirement.
<https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000>
This is a short cut to the NDCR city web page. Please verify townhome street name to be used. Depending on street name will determine front yard, side yard, backyard, and calculations.
6. Please separate the two development areas and demonstrate the required to provided that each is meeting their own site code for all Landscape requirements as per Section 47-21.
7. Minimum 5 average of 10 feet landscape buffer required between the street property line and edge of VUA pavement. Please demonstrate this measurement on plans.
8. The Department works with FPL as to lateral clearance of trees and palms to overhead utilities, shade trees such as Live Oak and Gumbo Limbo to be at a minimum 30 feet from overheads. It appears that if the overheads are remaining along NE 17th Street, the proposed Live Oaks and Gumbo Limbo trees may be in conflict with these overhead utilities and a change of species may be required. Please show existing overheads on plan with the horizontal clearance between tree trunk and overhead powerlines.
9. Section 47-21.12.C.1.a. the first 25 percent of the shade trees at 3.5inch trunk diameter are to be evenly distributed between interior and perimeter landscape areas.
 - a. For the townhomes, please provide within the landscape areas between the driveways to the units.
 - b. The non-residential site for the parking lot.
 - c. Please see comment number 10 as to planting area requirements for shade trees with 3.5inch trunk diameter.
10. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area. For weight bearing requirements of a VUA, the Department suggests the use of a Soil Cell product for this application.



11. 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. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. 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.
4. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



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CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
8. Fencing should follow CPTED guidelines to prevent unsupervised access to the pool.
9. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
10. All lighting and landscaping should follow CPTED guidelines.
11. Parking entry should have access control.
12. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
13. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be per the City's residential routing schedule.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
8. 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.
 - 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.
 - 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. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Andrews Ave is part of the Broward Count Trafficways Plan and has an ultimate right of way of 88', this site will be required to dedicate 4' to the Broward County right of way.
3. Provide a minimum of 8 feet wide on **Andrews 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 5 feet in width.
4. Provide a minimum of 7 feet wide on **NE 17th Ct & NE 16th Pl**. 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 5 feet in width.
5. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
6. 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.
7. 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.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. 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.
10. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include



total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

11. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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

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CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Commercial 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. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application
4. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
5. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
6. Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
7. Per Unified Land Development Regulation Section 47-25.3A.3.d, Bufferyard Requirements, a wall and landscape strip, parking restrictions, and dumpster requirements are required on nonresidential property when abutting residential property. The bufferyard requirements are required to be applied between the proposed commercial structure and townhouses or a variance must be obtained from the Board of Adjustments.
8. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-18.33, Single Family Dwelling, Attached: Townhouses
 - b. Section 47-25.3, Neighborhood Compatibility Requirements

9. Provide the following changes on the site plans:
- a. The existing right-of-way (ROW) of North Andrews Avenue is currently 80 feet in width but requires a width of 88 feet per the Broward County Trafficways Plan. Therefore, a 4-foot dedication along the frontage of North Andrews Avenue is required. Update the Site Plan to show the location of the 4 foot Broward County Dedication.
 - b. Remove all structural obstructions, i.e. ramps, from the 4-foot wide dedicated area.
 - c. Provide a 5-foot landscaped swale along the frontage of North Andrews Avenue, abutting the travel lane, with a 5-foot sidewalk on the interior of the swale along the proposed commercial structure. Work with Landscaping on the location and type of street trees required.
 - d. Provide a pedestrian easement for sidewalks located on site along the perimeter of the property.
 - e. Relocate the commercial structure to the northwest corner of the property. The corner of the site is the primary focal point of the property and cannot contain a surface level parking lot.
 - f. The required parking for the townhouses cannot be located on the portion of the property zoned CB and is required to be placed on the portion of the property zoned RM-15.
 - g. Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; a townhouse development shall contain fee simple lot lines for each unit, and a five (5) foot pedestrian access easement along the front, side, and rear property lines of the townhouse development that does not directly abut a right of way. The fee simple lot lines and five (5) foot easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements. A townhouse development shall also have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicant shall coordinate with the City Attorney's Office to ensure the proposed lot line and easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). The applicant is advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project. See comments below for any specific conflicts as initially identified by staff as part of this DRC review.
 - h. Provide one additional townhouse guest parking space within the RM-15 zoning district portion of the site.
 - i. Add an internalized minimum three (3) foot wide sidewalk to connect the front entrances of each unit to the sidewalk along the right-of-way(s)
 - j. Include a, 20-foot setback from the rear property line. Update site plan providing no less than a 20-foot setback. Building 3 shows a setback of 18 feet.
 - k. Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; update the townhouse garages facing the public right-of-way to comply with the following requirements:
 - i) Garages shall be limited to a width equivalent to a maximum of fifty percent (50%) of the width of the townhouse unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and
 - ii) Garages shall be set back an additional two (2) feet from the principal facade of the building.
 - iii) As a result of the garage being set back an additional two (2) feet, an area equivalent to the square footage of the recessed garage may be reallocated to the front facade of the building as additional square footage to the living area and may extend into the front yard up to three (3) feet into the setback.
 - l. Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; update driveways facing the public right-of-way to meet the following criteria:
 - i) These driveways shall have a minimum separation of eight (8) feet from the adjacent driveway within the same development for the entire length of the driveway.



- ii) The separation of driveways can be reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative to allow space for root development of required trees, as reviewed and approved by the city's landscaping representative.
 - iii) The area between the driveways must be a landscaped pervious area with a minimum of one (1) canopy tree and continuous shrub planting.
 - m. Include ground mounted mechanical equipment on the plans for all three structures.
 - n. 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:
 - i) 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.
 - ii) Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - iii) Provide images or pictures of screening product material including actual application of such.
 - o. A cross access easement is required to ensure continued access and use of the internalized drive by both the townhouses and commercial uses.
 - p. Provide a separate site plan sheet showing the location of all easements and dedications.
10. Provide the following changes on the elevation plans:
- a. The commercial frontage along North Andrews Avenue has a linear length of 132 feet but does not provide any variation in material or recession or projection. Provide variation in materials and building articulation to break up the façade's flat appearance.
 - b. As required by the townhouse regulations, townhomes facing a right-of-way (ROW) are required to have an architectural design and material similar to, and integral with, the principal structure. The north façade of Building 2 and south façade of Building 3 need to be reoriented to have a primary frontage along each of their respective ROW's. Provide a design that looks, feels, and functions like a primary entryway.
 - c. Per Section 47-18.33.B.3, Group Limit, a minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade. Provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group. This can be completed by shading the frontage of each building's facade and providing the percentage of recession of each grouping.
 - d. The rooftop privacy wall of Building 3 exceeds the maximum permitted height of 35 feet. Reduce privacy wall to 35 feet in height.
 - e. The rooftop stairwell of Building 3 is not permitted to exceed 35 feet in height and contains a habitable vestibule. Reduce the size of the rooftop room to have the smallest permitted landing.
 - f. Additional architectural design and detail is needed to break up the massing of the rooftop stairwells.
 - g. Add balconies or other architectural features to the facades of the buildings facing NE 17th Court and NE 16th Place.
11. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Light poles appear within the parking stalls; please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14).
12. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials

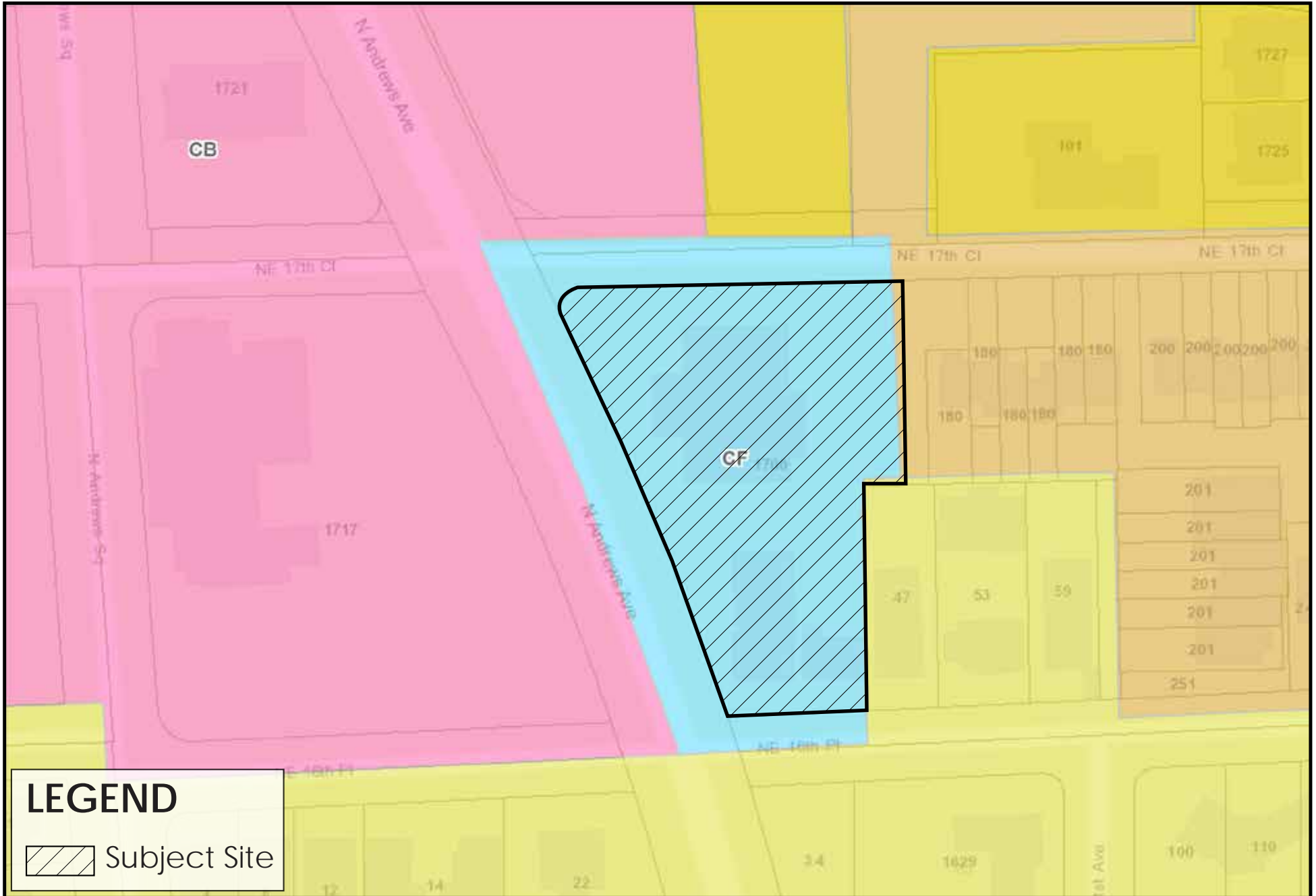
Please note any proposed signs will require a separate permit application.




13. 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.

GENERAL COMMENTS

14. 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.
15. The 120-day completeness determination under State Statute 166.033(1) has been waived.



LEGEND

 Subject Site

UDP-S23010 - 1700 N. Andrews Site Plan - 1700 N Andrews Avenue

