



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 9, 2023

**PROPERTY OWNER /
APPLICANT:** 901 N. Federal Owner, LLC.

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

PROJECT NAME: 901 N. Federal Mixed Use Project

CASE NUMBER: UDP-S23018

REQUEST: Site Plan Level II Review: 797 Multi-Family Residential Units, 175,010 Square-Feet of Office and Retail Use, 17,485 Square-Feet of Grocery Use, 10,000 Square-Feet of Restaurant Use, and 188-Room Hotel with Associated Parking Reduction Request in Downtown Regional Activity Center

LOCATION: 901 N. Federal Highway

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S23018

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 2020 FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on construction type and building separation per Tables 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Designate transient logging guest room in accordance with the FBC Accessibility 224.
10. Dimension accessibility requirements to site per FBC Accessibility Code
11. Interior exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
12. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC. Show that interior exit stairways terminating at a lobby comply with section 1028.1 Exception of the FBC.
13. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
14. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. 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>

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

- a. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along the south side of E Sunrise Boulevard (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along the west side of Federal Highway (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- c. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us
- d. Provide permanent Sidewalk Easement as appropriate along south side of E Sunrise Boulevard 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 permanent Sidewalk Easement as appropriate along west side of Federal Highway 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.
- f. Provide permanent Sidewalk Easement as appropriate along north side of NE 9th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- g. Provide permanent Sidewalk Easement as appropriate along east side of NE 5th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- h. Provide permanent Sidewalk Easement as appropriate along east side of Flagler Drive to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- i. 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. Water and Sewer Plan:
 - a. Based on the configuration of the Meters, they appear to be above ground. Provide a min easement of 17' x 25' for the meters to provide 5' between the 2 concrete slabs.
 - b. Please provide 6' of horizontal separation between hydrants and sewer laterals.
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. 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.
 - a. Existing utilities at the corner of NE 9th Street and Federal Highway are shown in the road.
 - b. Existing catch basin and light pole along E Sunrise Boulevard are shown in the road.
5. 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.
 - a. Clarify pavement marking and signage for access point along NE 9th Street and Flagler Drive
 - b. Clarify If "DO NOT ENTER" signs will be placed at the western end of the roundabout located near the commercial loading area.
6. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.

- a. In addition proposed temporary construction fencing on ESC sheet shall be located outside of the sight triangles.
 - b. On street parking along NE 5th Avenue is in conflict.
7. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within garage for truck access.
8. Provide and label typical roadway cross-sections for the proposed development side of E Sunrise Boulevard, N Federal Highway, NE 9th Street, NE 5th Avenue and Flagler Drive: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
9. Curb cuts along NE 9th Street and Flagler Drive shall be designed to ensure one way ingress/egress.
10. Per the City's Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. However, if one or more of the exceptions stated in the above section are found to exist, then the property owner can request a sidewalk waiver by providing justification in a letter to the City.
11. 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.
12. Depict existing sidewalk adjacent to the development along NE 9th Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
 - a. Southeast and Northwest corner of NE 9th Street and NE 5th Avenue shall depict a proposed ADA ramp/crosswalk for connectivity.
13. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
14. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. 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.



15. 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.
16. 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.
17. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
 - a. E Sunrise Boulevard is FDOT right of way. Revise sheet X.3 accordingly.

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-S23018

CASE COMMENTS:

Please provide a response to the following:

1. Structure is currently located in 0.2 X flood zone. Structure is not in a Special Flood Hazrd Area. Response not needed.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone show property will become AE 6.



Case Number: UDP-S23018

CASE COMMENTS:

Please provide a response to the following.

1. Within the RAC zoning districts the Design Guidelines are to have a continuous shade tree street tree theme with the shade trees on thirty feet centers.
 - a. The Department would support the use of the Royal palms intermixed with the Oak tree street trees along East Sunrise BLVD, similar to the street tree theme to the east, providing the Oak trees are at thirty feet centers.
 - b. Design Guidelines call for tall palms to terminate the row of shade tree street trees at the intersection. Please provide tall palms that designate the intersections of North Flagler DR – East Sunrise BLVD – North Federal HWY.
 - c. As there appears to be adequate area for street trees at the egress ingress to the site from North Federal HWY, please propose additional shade tree street trees.
 - d. Please provide an alternative for corner palms proposed as *Ptychosperma macarthurii*. Clumping palms such as *P. macarthurii* are not conducive to being utilized within a visibility area of a sight triangle. For continuity of the palms at the intersections of this development with the adjacent developments, NE 5th AVE and NE 9th Street – NE 5th AVE and East Sunrise BLVD, please provide the corner palms as *Livistona nitida* eight to twenty feet clear trunk three palm cane cluster at staggered heights per planting. Depending on FDOT line of sight along North Federal HWY, it has been the experience of the Department that only a single palm may be allowed due to visibility requirements.
 - e. Design Guidelines call for the use of shade tree street trees unless site conflicts prevent their use. As to the *Tabebuia* trees along NE 9th Street, please change to a shade trees species (previously proposed Live Oak trees) to fulfill design criteria. The Department would be supportive of the *Tabebuia* trees flanking, one on each side, the entryway. If *Tabebuia* proposed on each side of the entryway, please provide shade to flowering tree on twenty feet separation.
 - f. Please provide shade tree street trees in place of the proposed *Cocoloba uvifera x diverifolia*. Shade tree. A single-trunked dicot or conifer tree which by virtue of its natural shape provides at maturity a minimum shade canopy thirty (30) feet in diameter as listed in the table of tree evaluation. Section 47-21.2.A.56.
 - g. Please include within the Plant Schedule a minimum canopy height clearance of street trees upon installation of seven feet.
 - h. Between the public realm of the sidewalk and travel lane, please propose shrub ground covers in place of only turf grass to help provide a scene of place for the pedestrian.
2. 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.

3. 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 to be shifted that create a conflict with proper tree and or palm street tree placement.
 - b. Please show utilities on Landscape plan with measured off-set.
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 the report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
 - a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. Please investigate 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. When planted in non-pervious areas, dicot street trees shall be accompanied by expandable tree grates or porous aggregate system which are at least five (5) feet square, with three-eighths ($\frac{3}{8}$) inch slot openings. Section 47-21.14.A.b.
 - a. The clear path requirement of a sidewalk is not to include tree grate and or porous materials installed in place of tree grates.
 - b. It appears that root-barriers are proposed where CU Structural Soil is required under paved areas, please clarify.
6. The cross-sectional sheet L-600 shows NE 9th Street that there is a three feet width area between the public realm of the sidewalk and cycle track (multi-use trail) area. In order to provide a feeling of place and safety within the walking realm of the sidewalk, please investigate and provide thin trunked palms (minimum 7 feet CT) and shrub ground covers placed within this area.
7. Plant Schedule indicates collected specimen trees of *Delonix regia* 40 feet spread and *Ficus aurea* 50 feet spread. It has been the Department's experience that large, collected trees are cut back (intranodal pruning) and then over time grow back out. Code requires landscape materials be Florida number one condition or better upon installation. In order for the Department to support such trees as these, please provide prescriptive actions from ISA Arborist as to preparation, relocation, and follow up maintenance for these trees.



8. Please have a certified ISA Arborist provide their name, certification number, contact information, and the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
 - a. Within the tree disposition sheet please have ISA Arborist provide condition ratings in percentage form.
 - b. Please provide mitigation in equivalent replacement and equivalent value and how it is to be provided.
 - c. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on an ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
9. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Please illustrate such sight triangles on Landscape plans.
 - a. Approval from jurisdiction for landscape installation in Right of Way, preferred prior to final DRC sign off. 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.
10. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9.F.1.
11. Additional comments may be forthcoming after the 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.



Case Number: UDP-S23018

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. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. There should be a secured valet key management system for the vehicles on site.
16. 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.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
18. Due to the size and scope of the development, full-time security should be employed.

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.



Case Number: UDP-S23018

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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Solid waste collection shall be from a private loading area.
7. Confirm where the collection will take place within the site.
8. Indicate how trash and recycling collection will take place at the site.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. Trash Room services will be handled by private collectors, Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
13. Containers: must comply with 47-19.4
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - 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



Case Number: UDP-S23018

CASE COMMENTS:

1. The traffic impact statement must be signed and sealed by the Traffic Engineer.
2. Provide a parking data table numbering the required parking, provided parking, types of parking (compact, tandem, handicap, motorcycle, bicycle, etc.)
3. Place bicycle symbol pavement markings on the cycle track at the beginning of the intersections.
4. Place a Ballard on each side of the driveway intersecting the cycle track, this will help prevent drivers from driving on to the cycle track.
5. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
6. To improve pedestrian visibility from vehicles exiting the driveways, draw a 10' X 10' triangle from the driveway and back of sidewalk and keep that area clear of any visual obstructions.
7. Provide a minimum of 7 feet wide on **NE 5th Ave & Flagler Dr.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
8. Is valet being proposed?
9. 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, 50 spaces or more, 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.
10. 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. Several proposed ADA stalls do not meet the minimum width requirements.
11. Per ULDR Section 47-20.9.3 Ramps in parking garages where the ramp does not directly access a parking space shall have twelve percent (12%) maximum slope. Show the slope of the ramp on the outside and inside curve when the ramp turns.
12. All parking must be provided in accordance with the 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.

13. 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.
14. 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.
15. 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.
 - a. The truck turning movements for access to the commercial loading zone seem to be hitting columns, running over curbs and clipping walls. Revise the plan set so these movements cause damage to your building and street scape.
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. The city reserves the right to meter on street parking stalls on the public right of way at any time.
18. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
19. 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.
20. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S23018

CASE COMMENTS:

Provide a response to the following:

1. Pursuant to State Statute 166.033(1), the application must be deemed approved, approved with conditions, or denied within 180 days, October 16, 2023, from completeness determination unless a mutually agreed upon time extension is established between the City and the applicant or a waiver is submitted by the applicant.
2. 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.
3. 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.
4. There is a current site plan, DRC Case No. PLN-SITE-12120001, for the subject site that has existing approved entitlements. As proposed, there is an increase to the overall development program. If this application is approved, the existing site plan will become null and void with reallocation of existing entitlements and requires new additional entitlements for the proposed development application.
5. The project is subject to approval by the City Commission for the following deviations from requirements: podium height, building height, tower stepback, and streetwall length. The applicant will be required to pay a separate application fee to be 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 the presentation should be provided via email 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 shall 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. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
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. Revise the street sections to clearly reflect the elements in the applicable cross section from the DMP.
 - Federal Highway elements should include the following elements: travel lanes, 10-foot landscape area, and 12-foot sidewalk/multimodal path.
 - Flagler Drive, NE 5th Avenue, and NE 9th Street should include the following elements: travel lanes, on-street parking, landscape with street trees, and minimum 7-foot clear sidewalk.
- b. Provisions for a LauderTrail connection along NE 9th Street should be included as discussed in preliminary meetings with the City.
- c. The plans indicate that from centerline to building for NE 5th Avenue is less than 35 feet which does not meet the distance per the DMP.
- d. According to the survey, there are overhead power lines located along NW 5th Avenue and Flagler Drive that are to be placed underground and will require coordinate based on the context of the adjacent area. Provide information on the coordination to underground and provide detail drawings that depict location of such in relation to street trees and buildings.

Principles of Building Design and Storefronts

- e. B-1, Framing the street; Proposed building streetwall along Federal Highway does not meet DMP design intent as the building streetwall is setback a significant distance.
- f. B-2, Framing the street; Open space should be used as pedestrian public space and the proposed design contains vehicular access, drop-off area, and parking which divides the open space as well as creates conflict between the buildings, pedestrians, and open space area.
- g. B-3, Streetwall height; The proposed podium height of 8 floors exceeds the maximum permitted podium height of 7 floors.
- h. B-4, Streetwall length; The building streetwall length exceeds 300 feet facing Sunrise Boulevard and Flagler Drive with both frontages lacking variation in physical design such as significant façade breaks, building divisions, and other design techniques.
- i. B-7, Stepback; The tower stepback is not being met for Tower 1 and Tower 3, Sunrise Boulevard and Flagler Drive, respectively.
- j. B-9, Parking garages; Parking podium facing west is not screened adequately with enhanced and exceptional screening material. In addition, the design should incorporate active liner uses and blend into the overall design so not to call attention to the parking podium.
- k. B-10, Entrances; Primary entrances should face the streets. Several entrance locations do not meet this design intent. In addition, the site plan and ground floor plan do not show location of doors in several areas.
- l. B-12, Pedestrian shading devices; The project lacks sufficient shading devices for pedestrian comfort and safety. Address this design intent.

Quality of Architecture

- m. Q-1, Skyline drama; Given that the location is a noteworthy property for Downtown, there should be significant improvements made to the tower top that reflect the north gateway into Downtown and



also reflect the history of the property. Currently, the tower top design lacks dramatic elements in the design.

- n. Q-2, Expressive tower tops; Variation in roofline should be provided for the towers with possible tower projections, angled features, or design techniques. along NW 1st Avenue and facing west to break the horizontal appearance of the building which results in a more massive building.
- o. Q-3, Durable and quality of materials; The project needs additional high-quality building materials especially at the lower levels. The use of murals should not be used for architectural screening or architectural element.
- p. Q-7, Creative Façade Composition; The projects needs more layering of architectural elements throughout the buildings, including more variety of window types and larger sizes, added balconies, building openings, changes in recess lines and overhangs, etc.



11. Applicant is encouraged to re-design the project to incorporate more positive elements that meet the design standards and intent of the Downtown Master Plan. As proposed, the project design does not meet several significant DMP standards including podium height, building height, tower setback, and streetwall length. In addition, it also falls short in respect to tower top design, creative façade composition, and overall quality and application of materials, which results in an uninspiring site design which lacks cohesion, with one large building setback significantly away from the primary Federal Highway corridor, leaving a large open space bisected by vehicular travel lanes and drop-off areas,. There is a lack of justification for the deviations listed above. As proposed, it appears the building design approach was to reflect buildings constructed over a period of time, which results in a fabricated history and is something that occurs naturally in older cities and is difficult to force and replicate. Although the concept is unique, staff recommends incorporating into the design the period in which Searstown was built and reflect it into the project. In addition, there should be more variation in building rooflines and podium roofline, tower top design, building placement, and location of entrances as it relates to the public realm and ground floor uses. Special attention should be given to building corners and primary entrance features. Double or triple ground level floor-to-ceiling-height should be provided throughout the project.
12. Proposed parking podium levels exceed the maximum number of floors. A floor as defined in the Downtown Master Plan is considered "habitable levels of space including parking levels, not including ground floor mezzanines that are less than 50% of the ground floor area." The intent is to provide higher floor to ceiling heights, especially on the ground floor, to enhance the overall public realm experience.



The portions of the podium facing primary, secondary, and local streets with taller ceiling heights are also intended to be lined with residential units, amenities, or office and commercial space. The DMP's intent is to create dramatic and elegant building forms with a compelling street presence. The project does not meet this intent and results in a building height exceeding 30 floors.

13. 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.
14. Provide additional detail drawings for the ground levels specifically in areas where there are grade changes with stairs and ramps, include close up details of storefronts, and identify of all screening materials along with images of product specifications in real life applications. Ensure all architectural elements are identified on the building elevations as well.
15. 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 and specific sheet dedicated for open space should be provided. Staff recommends color coding the open space information clearly identifying what areas are being counted as open space.
16. 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 spot elevations on roof plan depicting height of roof mounted equipment and height of roof level.
 - b. Provide detailed building elevation drawings for each tower top identifying the screening material...
 - c. Ensure the screening material is part of the building volume, made of durable materials, and also meets the DMP tower design requirements.
17. Update the site data information to address the following:
 - a. Provide breakdown on residential unit sizes and number of bedrooms. Note, minimum unit size is 400 square feet.
 - b. Parking shopping center reduction is not appropriate for this project; however, the project may request a parking reduction using the parking reduction criteria in the ULDR, Section 47-20.
 - c. Expand the site data table to include all the DMP design standards with indicating required versus proposed.
18. Pursuant to Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly.
19. 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 and patrons;

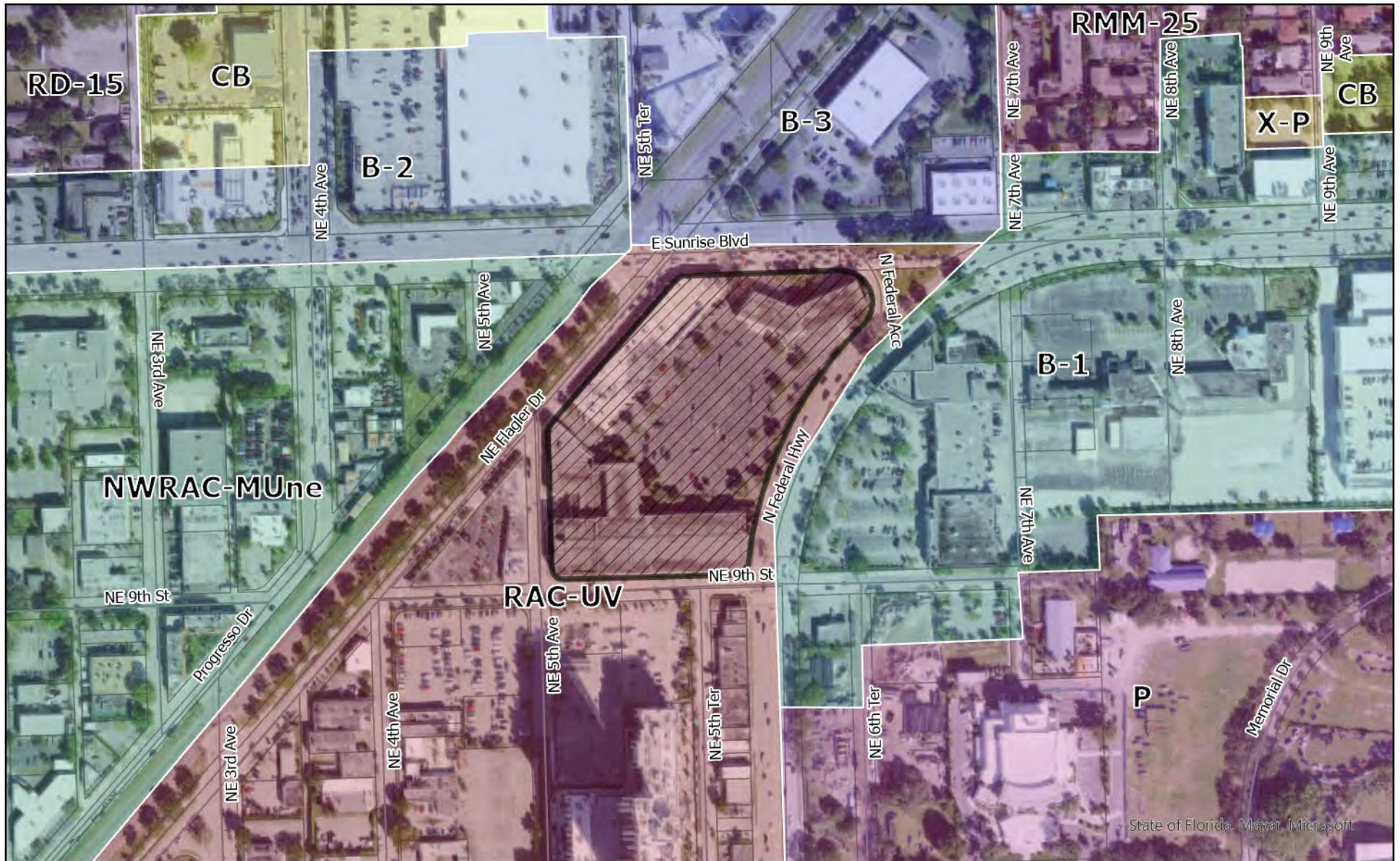


- d. Bicycle parking is insufficient for this project given the intensity and uses. Increase the availability of bike parking and identify such; and
 - e. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
20. Coordinate with Benjamin Restrepo, Traffic Reviewer, regarding plans for addressing mobility within the area, necessary project mitigation, design coordination for LauderTrail.
 21. 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>
 22. 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.
 23. 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.
 24. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes.

1. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on 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.
2. Additional comments may be forthcoming at the DRC meeting.



UDP-S23018 - 901 N FEDERAL HWY



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