



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 9, 2023

**PROPERTY OWNER /  
APPLICANT:** Integra Real Estate, LLC.

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

**PROJECT NAME:** The Mile Hotel, East

**CASE NUMBER:** UDP-S23021

**REQUEST:** Site Plan Level III Review: Use Greater than 10,000 Square-Foot in Community Business District for 70-Room Hotel with 9,000 Square foot Retail Use with Associated Parking Reduction Request

**LOCATION:** 3230 NE 32nd Avenue

**ZONING:** Community Business District (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Michael Ferrera / Nancy Garcia (Assisting)



Case Number: UDP-S23021

**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 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 transient logging guest room in accordance with the FBC Accessibility 224.
9. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Show that the openings in the exterior walls adjacent to the North property line meet the requirements of Table 705.8 of the 2020 FBC.
12. Reference the Florida Building Code 7th edition on plan for the proposed development.

**GENERAL COMMENTS**

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

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

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



Case Number: UDP-S23021

**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting, please provide updated plans and written response to the following review comments:**

1. Provide permanent Sidewalk Easement as appropriate along north side of Oak Park Access Road to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
2. Provide permanent Sidewalk Easement as appropriate along east side of NE 32<sup>nd</sup> Ave to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
3. 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. All the proposed sanitary connections shall specify diameter.
4. 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 through the city website.
5. The corresponding Right of Way Alley Vacation shall be approved by City Commission prior to Final DRC Sign-off.
6. Vacation of the public utility easements found within private property and conflicting with the proposed development will require a separate DRC submittal, DRC staff support, and City Commission approval.
7. For any private utility easements, please obtain a 'letter of no objection' from each private utility owner for construction of the proposed improvements located within said easements.
8. Provide disposition of all the existing utilities on-site and within the adjacent right of way that may be 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.
9. Construction within public right-of-way must conform with existing typical section or comply with the following Engineering Standards.
  - a. Back of public sidewalk along NE 32 St shall be at right-of-way line. In addition, please coordinate with Landscaping staff for any requirements between any public parking and public sidewalk. Should



- planting be necessary, accessible pedestrian routes shall be included to ensure that public parking users are able to access to public sidewalk.
- b. No private structures may be proposed within public right-of-way such as stairs, ramps, or any other site features specific to development adequacy.
  - c. Vertical elevation along property line shall remain in correlation with the existing crown of road elevations. Design may not fill or elevate right-of-way features as this will affect the drainage system.
  - d. Proposed mid-block crossing south of NE 32 St and NE 32 Ave is not acceptable. Pedestrian sidewalk shall incorporate and retain the existing crossing north of said intersection.
  - e. Existing pedestrian ramp along east side of NE 32 Ave crossing NE 32 St shall remain, as well as pedestrian ramp along south side of NE 32 ST crossing NE 33 Ave.
10. Erosion and sediment control plan shows temporary construction fence outside of property line, impeding access to the existing alley and entrance to the building on the SE corner.
  11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. 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.
  12. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
  13. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6. Ensure sufficient height clearance is provided within the garage for truck access.
  14. Provide and label typical roadway cross-sections for the proposed development at driveway access points, street parking and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections must show existing right of way and proposed right of way and/or easement boundaries.
  15. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
  16. Sewer and water main relocation shall incorporate contingency to maintain connection of existing building at SE corner of the site. Individual service lines should not be extended along public right-of-way, please extend sewer and water main as needed to front and serve said property.



17. On Water and Sewer Plan that features proposed connections to City infrastructure, show and label existing water mains on NE 33rd Avenue, Oakland Park Boulevard Frontage Road, indicate size and material of the existing water main along NE 32nd Avenue.

All water service connections four inches and larger must have a second gate valve at point of connection per City regulations. Label all proposed fixtures sizes and materials.

18. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.  
(include review comment if Civil Plans not provided)

Further detail drainage pipes sizes and denote continuation at termination points.

19. Drainage system serving existing alley to remain may not be interconnected with private system.
20. 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. Calculations will be reviewed once additional information is provided.
21. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, deviation of exiting flow, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
22. 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 be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
23. 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.



24. 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.

Proposed tree grates shall not encroach onto the 5 ft minimum clear pedestrian path along Oakland Park Blvd.

25. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. 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.

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-S23021

**CASE COMMENTS:**

Please provide a response to the following:

1. Structure is currently located in AE 5 flood zone. The minimum finished floor elevation is 8 ft NAVD. The proposed finished floor elevation of 8.0 ft NAVD is acceptable.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone show property will become AE 7.
2. Additional comments may follow pending submission of plans.



Case Number: UDP-S23021

**CASE COMMENTS:**

Please provide a response to the following.

1. Off-site area improvements such as the parking area north of the proposed structure, please make contact with the Parks Department for their input and please share with the city staff their thoughts and concerns.
2. With the proposed relocation of the Sliver Buttonwood tree #1316 eastward of its original location appears to create a visibility block of oncoming traffic. For sight visibility and trees or palms within or encroaching a sight triangle require a minimum canopy height clearance of eight feet. If new trees are proposed within this area, please provide them with a minimum eight feet canopy clearance and with a minimum 60% canopy to 40% trunk ratio upon installation. Section 47-2.2. Section 47-21.9.A.
3. Please investigate and provide an alternative to the use of Oak trees. It has been the experience of the Department that the use of Oak trees on the barrier-island may not be the most beneficial species to be utilized. Section 47-21.8.
4. The proposed shade tree street trees at the head of the backout parking on NE 32<sup>nd</sup> Street will require a minimum canopy height clearance of at least six feet. This height clearance would be for pedestrian movement along the public realm of the sidewalk. The Department would be asking for the trees to have a minimum 60% canopy to 40% trunk ratio. Trees of this size would have a caliper of greater than 3 inch or better, therefore requiring the use of CU Structural Soil or Soil Cell system under the pavement for root area development due to the size of the planting pit. Section 47-21.9.G.1. Shade species with a minimum caliper of three (3) inches, two hundred twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. The Department would be looking for CU Structural Soil or a Soil Cell system to be applied under the paved areas of the sidewalk.
5. 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 plan. 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.

A suspension modular paving system product may be used in place of CU Structural Soil. 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 a detail of product of use for root development under paved areas.

6. The proposed landscape area for street trees along NE 32<sup>nd</sup> AVE is under size at 4.4 feet for canopy trees. Palms may be utilized within here if there is a curb proposed. Please propose continuous palms, if curbed, with care taken as not to create a wall affect with the canes blocking visibility of oncoming traffic.
7. While it was talked about providing street trees along the south side of the site during the preliminary meeting, the tree grates would need to be outside of the clear path of the sidewalk. There may be additional discussions from city staff as to this side of the proposed development that may provide situation for a streetscape other than provided within this proposed design.





8. Trees that count towards the VUA requirement are to be on site and no more than ten feet from the edge of pavement. Tree requirements are first shade tree, flowering tree, palm, then optional species. Please identify those being proposed to fulfill code requirements. Section 47-21.12.
9. 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.
10. 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. Please demonstrate on the Landscape plan the measured clearance between edge of tree trunk to edge of utility.
11. Two Sliver Buttonwood trees proposed northeast corner of site adjacent to the sidewalk, please provide these with a minimum six feet canopy clearance. Please provide these trees upon installation with a minimum 60% canopy to 40% trunk ratio.
12. Sliver Buttonwood tree proposed in east end tree island along NE 32<sup>nd</sup> Street, please provide with a minimum eight feet canopy height clearance for visibility of traffic. Please provide these trees upon installation with a minimum 60% canopy to 40% trunk ratio.
13. 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-S23021

**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

**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-S23021

**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 collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Confirm where the collection will take place within the site.
6. Indicate how trash and recycling collection will take place at the site.
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
9. Containers: must comply with 47-19.4
10. 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](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - 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-S23021

**CASE COMMENTS:**

1. Traffic statement and parking study have been received and comments are forthcoming.
2. A valet queueing analysis will be required to verify adequate on-site stacking to ensure no spillback onto adjacent roadways - include all proposed drop-off and pick-up location(s)
3. The proposed development will be removing 19 existing metered parking spaces, the cost to remove the metered parking spaces is \$40k/space x 5 Years per parking space and must be approved by the Transportation and Mobility Director Ben Rogers. The total cost to be paid to the Transportation and Mobility Department for this proposal shall be \$3,800,000.
4. The proposed on-street parking on the FDOT access road may not be acceptable to the Transportation and Mobility Director. This proposal would require a licensing agreement between the State and the city and would require proper drainage mitigation and other issues that may need to be mitigated.
5. All new proposed midblock crosswalks require a mid-block crosswalk analysis following the FDOT Traffic Engineering Manual (TEM) methodology and Broward County Traffic Engineering (BCTED) standards. If Warranted at a minimum the applicant shall furnish install post-mounted W11-2 (Pedestrian) sign with a diagonal downward arrow (W16-7P) plaque at each end of the crosswalk for the crosswalk, crosswalk shall be striped with Special Emphasis crosswalk markings.
6. Back of sidewalk shall be placed at the property line/right of way line.
7. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
8. A valet parking agreement shall be required for the proposed valet operation.
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. The 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. Per ULDR Section 47-20.9.2 Sloping floor grades shall not exceed five percent (5%) for ninety (90) degree parking, four percent (4%) for angle parking. Revise the plan set accordingly.
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. Revise the plan set accordingly and 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 a 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.
  - a. Parts of your proposed building are within the 25-foot sight triangle at the intersection of NE 33<sup>rd</sup> Ave & NE 32<sup>nd</sup> St remove those portions of the building.
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.
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. 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.
18. 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-S23021 – The Mile Hotel East

**CASE COMMENTS:**

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation with the approval and allocation of flex residential units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

Please note that if residential units are requested in the future, units are not permitted in this land use designation unless the development is allocated residential flexibility units subject to meeting the mixed use provisions of ULDR Section 47-18.21, or it is allocated affordable housing units, or applicant submits payment of an in-lieu-of fee subject to the requirements of ULDR Section 47-23.16, in addition to meeting the mixed use provisions of ULDR Section 47-18.21, or alternatively if the land use designation is amended.

4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before October 14, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Provide a statement requesting and agreeing to a waiver of this timeframe or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to



meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.

5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
6. 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>
7. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.
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. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
9. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.
  - a. Following review of the land use and development history of the property, it has been determined that there is a low probability to encounter previously undocumented cultural resources. No additional archaeological review or survey is required; however, if unmarked human remains or archaeological materials are discovered during development the excavation shall halt immediately and City historic preservation staff must be contacted. See attached letter from the City's archaeological consultant attached to these comments. For any questions, please contact Trisha Logan, Principal Urban Planner, at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) or 954.828.7101.
10. Provide the following changes on the project narratives:
  - a. Remove mention of the waterway use. The waterway use should be provided for the west site.



- b. Provide clarification on property ownership. Stuart Kapp is being utilized as the authorized personnel for Bokamper's Holdings, LLC., and P.D.K.N. P-4, LLC., but is not part of the authorized personnel on Sunbiz.
11. Provide the following changes on site plan:
    - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
    - b. There are overhead lines running through the center of the property. Indicate all utilities (both above and below ground) on plans. Overhead lines should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
    - c. On sheets A-005 and A-200, there are two proposed sloped sidewalks on the east and west. Provide more information on the percentage of slope.
    - d. Provide detail drawings for the ground level to address grade changes including the location of stairs and ramps with close up details of proposed railing material. To the greatest extent possible, ramps should not be located parallel to the public realm rather integrated into the footprint as perpendicular to the public realm.
    - e. Update the site data table to depict "required" as "permitted" and provide the correct required setbacks for side and rear, which is none since project is not contiguous to residential property.
  12. Provide the following changes on elevations:
    - a. Update all elevations to reflect changes as provided in comment number 18.
    - b. Provide colored elevations.
    - c. Provide details of the proposed materials in color, including real-world applications.
    - d. Denote all parking garage openings via shading. Provide details of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
    - e. Clarify the finished floor requirements per floodplain and FEMA. If the finished floor will be raised, then provide location and details for stairs and ramps.
    - f. Provide a night-time rendering of the proposed project elevations.
  13. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
  14. 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:
    - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
    - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
    - c. Provide screening product material including images or pictures of actual application of such.
  15. As proposed, the entire project appears over-programmed and is at a scale and mass that is significantly larger than the surrounding context and area. The building should contain more articulation and building breaks to create a "village" context rather than a high-intensity development not appropriate for the





surrounding area. There should be stepbacks, variation in building form, and double story height on ground level. Staff recommends there be a focus on the building corners as well as both horizontal and vertical design elements along the building facades. See image examples below:



16. Pursuant to ULDR Section 47-25.3, Neighborhood Compatibility Requirements, the proposed project shall successfully transition from adjacent residential areas, paying particular concern to the building height, scale, and massing, open space and landscape areas. As proposed, the building lacks articulation and needs improvement to reduce mass and scale. In addition, the stairwell on the south-west corner should provide higher-quality materials. This can be improved by internalizing parking and providing liner units facing north and south. Other methods include increasing the first-floor height, incorporating diversified architectural elements and accent lines.
17. The ground level on the south side lacks continuity with the adjacent retail businesses along Oakland Park Access Road to the east. In order to remedy this, pedestrian improvements such as a larger sidewalk, landscaping and lighting should be added. In addition, a portion of the proposed retail to the north should be relocated to the south to further enhance the pedestrian experience and provide retail continuity along Oakland Park Access Road. As part of the relocation of the retail, a portion of the back-of-house on the south should be relocated to the area of the building facing the existing alley.
18. Provide additional pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian's perspective, as viewed along the public realm. Include building details, outdoor seating, and proposed landscaping. The renderings should illustrate key aspects of the project and should also reflect the context of the area. This should be provided for all portions of the ground floor.
19. Due to the nature of the location of this project, sense of place elements should be provided throughout the project. As proposed, the project does not appear to contain those elements. Provide more information and images of proposed sense of place elements for this project. Building illumination and addition of art should be considered.
20. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) frontages at key points reflecting variations in grade, design, and site elements; (2) the frontage along Cypress Creek Road and Andrews Avenue; (3) and other building design features as necessary to demonstrate compliance with Uptown regulations.
21. On sheet A-200, parking is proposed along Oakland Park Access Road, which is outside of the subject property boundaries. Provide specific information on how this will be achieved. Specific information should include stormwater management, coordination with the proper entity, and maintenance.
22. On the north portion of the property, it appears that improvements are being proposed outside of the property boundaries, such as sidewalk, landscaping, and parking. Provide clarification and intent of the



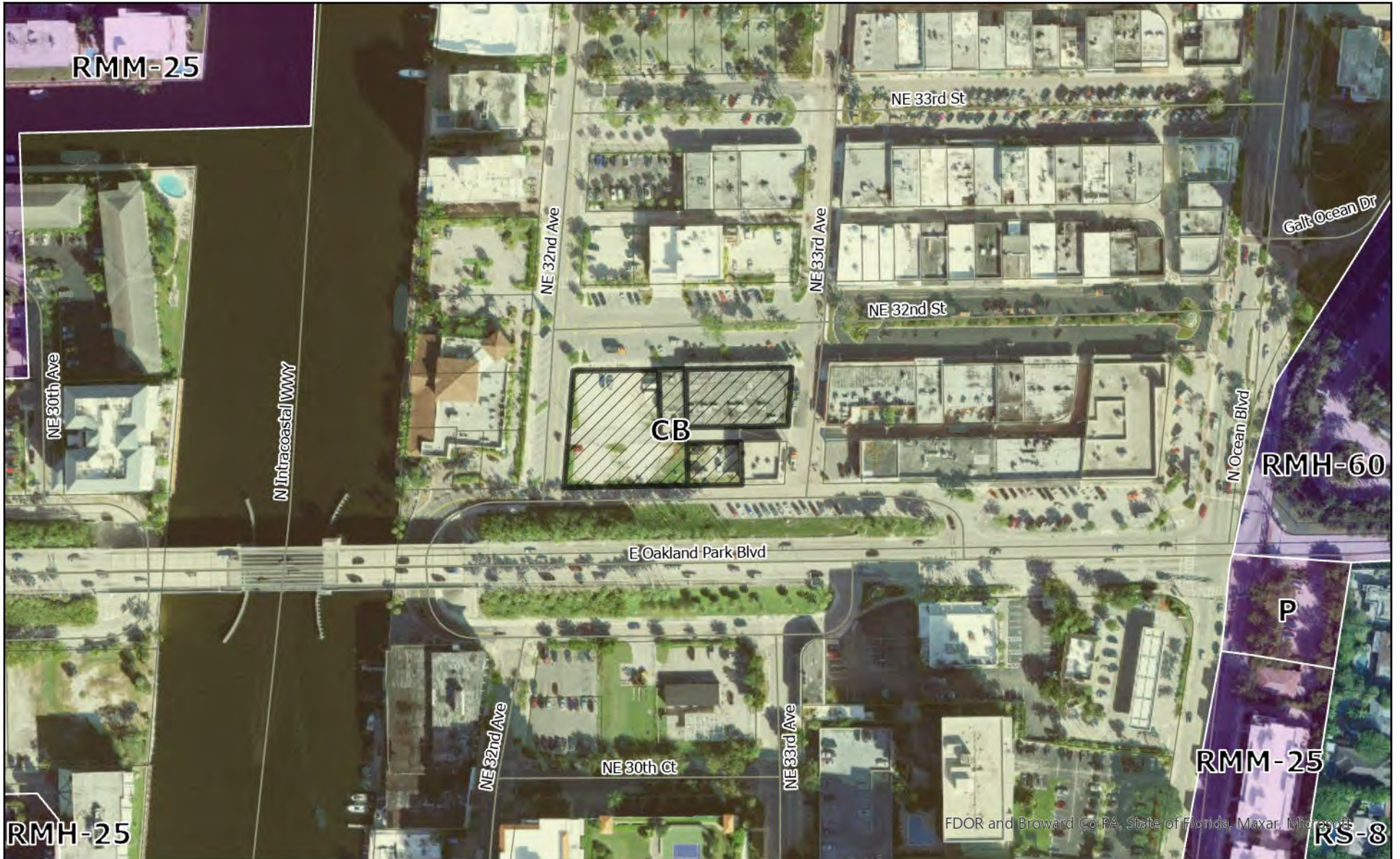
proposed improvements. Since the improvements are being proposed outside the property's boundaries, provide additional information regarding how maintenance will be performed.

23. Per the City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, the City's goal is to encourage public art features in development projects to enhance the nature of our urban spaces. Public art has been provided however, consider placing smaller art pieces throughout the pocket parks to further enhance the overall public realms and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the 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.
24. Be advised that staff reserves the right to review and provide additional comments based on the outcome of the proposed utility and alley vacation and potential relocation of existing utilities.

#### **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 a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Michael Ferrera, [mferrera@fortlauderdale.gov](mailto:mferrera@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.
3. 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.



# UDP-S23021 - The Mile Hotel ,East - 3230 NE 32ND AVE



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