



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 11, 2023

**PROPERTY OWNER /
APPLICANT:** Brightland FTL Owner, LLC.

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

PROJECT NAME: Brightline Residences

CASE NUMBER: UDP-S23025

REQUEST: Site Plan Level II Review: 392 Multifamily Residential Units with 5,986 Square-Feet of Commercial Use and 2,888 Square-Feet of Restaurant Use in the Downtown Regional Activity Center

LOCATION: 105 NW 3rd Avenue

ZONING: Regional Activity Center - West Mixed Use District (RAC-WMU)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S23025

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 or 406.6 of the 2020 FBC.
3. Specify number of stories, height, and area compliance per Chapter 5 of the 2020 FBC
4. Specify 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 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Dimension accessibility requirements to site per FBC Accessibility Code
10. Interior exit stairways #1 shall terminate at point where an exterior exit door is readily visible and identifiable per section 1028.1.1.1 of the FBC. Show that interior exit stairway_1 comply with the FBC.
11. Show that the openings in the exterior walls adjacent to the north and east property lines meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

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

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

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

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: UDP-S23025

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Provide 5' permanent Right-of-Way Easement or dedication along east side of NW 4th Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide permanent Sidewalk Easement as appropriate along east side of NW 4th 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.
3. Provide permanent Sidewalk Easement as appropriate along west side of NW 3rd 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.
4. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
5. 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.
6. Water and Sewer:
 - a. Proposed dual 2" domestic shall follow city standard detail 301, specifically the connection to the main.
7. Proposed development shall be located outside of the existing 2.5' Foundation Encroachment easement (Instrument NO. 113830391)
8. Discuss status of existing encumbrances such as easements shown on ALTA / NSPS Land Title Survey: 6' FPL Easement (O.R.B. 1533, PG. 108). Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
9. Discuss the existing 5' (Instrument number 113639167), 15' (Instrument number 113639166), and 35' (O.R.B. 45079 PG 1075) FPL Utility Easements along the property boundaries. Provide a 'letter of no objection' from FPL for the proposed private improvements.
10. Depict all existing easements shown on the ALTA / NSPS Land Title Survey on the proposed site and civil plans with dimensions for reference.



11. Provide disposition of 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.
12. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, wells, drains, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
13. Proposed building balconies/overhangs shall be located within private property. Instrument NO. 118296318 does not permit balconies/overhangs within the easement.
14. 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.
 - a. Proposed doors located at the northeastern corner of the property open onto private property. Entry ways shall not be permitted through private property.
 - b. Proposed doors along NW 1st Street open into existing easement (Instrument NO. 118296318).
15. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Existing pedestrian crossing ramp along NW 4th Avenue shall be maintained.
 - b. Curb ramp at the corner of NW 4th Avenue and NW 1st Street leads to nowhere.
16. 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.
17. 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.
18. Clearly depict trash enclosure on site plan.
 - a. Ensure sufficient height clearance is provided within the garage for truck access.
19. Sheets AR-201 – AR-301 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.



20. Provide and label typical roadway cross-sections for the proposed development side of NW 4th Avenue, NW 1st Street and NW 3rd Avenue, at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
21. On sheet C600 indicate the location of the proposed gravel entrance.
22. 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, and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, and properties.
 - a. Indicate how the improvements along NW 1st Street will drain.
23. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
24. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 - a. Improvements to the existing drainage infrastructure along NW 1st Street (SWM2015-017-3) may be required due to the proposed development improvements.
25. Clarify proposed 6" overflows from drainage wells. Plans indicate a pipe leading to the swale areas with no proposed structure. In addition, overflow will discharge into city right-of-way/adjacent property.
26. Proposed 12" wide trench drain fronting NW 4th Avenue extends beyond the southern property line onto adjacent private property.
27. Show and label all existing and proposed utilities (utility type, material, and size) on civil and landscaping plans for potential conflict, (per City Utility Atlas Maps). 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.
 - a. Existing drainage infrastructure shall be depicted along NW 1st Street.
28. 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.
29. Proposed lighting and landscaping at the northeastern corner of the property is proposed within private property.



30. 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.

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-S23025

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Fire command must be located to an outside wall and have a door leading to the outside.

GENERAL COMMENTS

The following comments are for informational purposes before final DRC sign-off.

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory.



Case Number: UDP-S23025

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area. No response required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will become AE 6 flood zone.



Case Number: UDP-S23025

CASE COMMENTS:

Please provide a response to the following.

1. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
2. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
3. Transplant schedule on sheet L-400 is incomplete as to identification of landscape materials.
4. Installation plan sheet L-410 has proposed materials without identification on plant schedule.
5. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
Please note that trees and or palms relocated from grade to above grade will be considered as removals thereby equivalent value and or equivalent replacement will be required.
6. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67622/637889169639070000> this is a link to a city web page of an approved tree protection barricade.
7. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics.
8. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
9. 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. Provide an illustration of this measured clearance on plans.
10. 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.

11. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
12. Soil Cells may be utilized in place of CU Structural Soil, please look into the use of the Green Blue Urban soil cell, Silva cell or like. If Soil Cell are to be utilized, please provide detail of product of use for root development under paved areas. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Soil Cell system.
 13. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
 14. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles. Clustering palms such as Macarthurii may not be within a sight triangle.
 15. South side of site along the easement agreement for the street parking and landscape. Please provide a bulb-out after each parking stall, eliminate the palms within the sidewalk to help in the clear path requirement of the sidewalk in the cross section. Or a redesign of the site structure would be required to provide a clear unobstructed 7 feet clear path of the sidewalk.
 16. Proposed palms on east side of site that is in the neighbor's property with the existing solar structures, please verify if the property owner has given permission to install the proposed palms and what impact this may have to the solar structures.
 17. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement. Overheads west side of site with Oak trees proposed.
 - a. Oak trees require a minimum thirty feet lateral clearance from overhead power lines.
 - b. Please investigate relocation of the existing trees along NW 4th Ave as to fulfill part of the street tree requirement.
 - c. Street trees may encroach or be within the sight line of traffic providing they have a minimum eight feet canopy height clearance when installed. Please provide these trees at a 60% canopy to 40% trunk ratio preferred, 50% to 50% ratio acceptable.
 - d. Please provide a change of species for the Macarthur palms at NW 4th Ave to single trunked palms such as Thach palms that would also mirror those on the south side of the drive. Palms to have minimum 8 feet of wood trunk height.



- e. Please provide a change of species for the Macarthur palms at NW 3rd Ave corner palm location and the Macarthur palms just west of the corner palm. For the corner palm please propose Phoenix species as that existing on the south side of the drive.
- f. Design Guidelines call for continuous shade tree street trees terminating at the corner with palms. Please provide an additional Oak tree street tree within the landscape area between the corner palm and street trees on the south side of the structure.

18. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal. Landscape installation of off-site parking lot will require its own separate permit under the address of the parking lot differing from the site development.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. 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.
5. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to ensure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

Case Number: UDP-S23025

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. The parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
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-S23025

CASE COMMENTS:

Please provide a response to the following:

1. 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.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Commercial – Strip stores shall share bulk containers to avoid each tenant having a dumpster.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened 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.
13. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. (If you have a trash chute please provide answers for 13,14,15.)
14. Recommend trash chute accommodate recycling.
15. Draw equipment on the plan to show it will fit in trash room.
16. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
17. Submit a Solid Waste Management Plan on your letterhead containing the 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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.**
- **Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.**

GENERAL COMMENTS

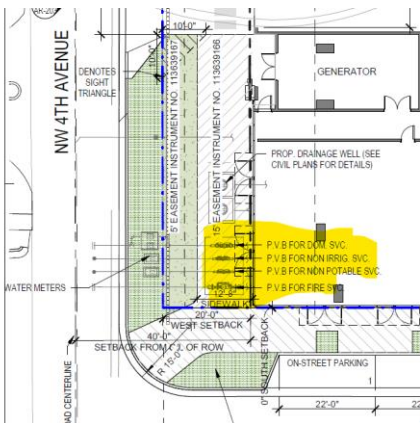
The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building

Case Number: UDP-S23025

CASE COMMENTS:

1. The proposal produces over 1,000 daily trips, a traffic study is required Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls for off-street and on-street parking stalls.
4. The existing midblock crosswalk on NW 4th Avenue must remain, update the plans to show crosswalk shall remain.
5. Provide a minimum of 7 feet wide sidewalk on **NW 4th Ave, NW 3rd Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
6. Remove the P.V.B's highlighted in the image below from the NW 4th Ave sidewalk clear path.



7. On the private street that runs east and west, place the door opening in places where the doors do not open in front of the proposed street trees. Ensure there is a minimum 5 feet wide clear sidewalk path on this street even when the doors are open.
8. Provide a roadway cross section for each roadway being affected by the proposed development right of way improvements.



9. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
10. Add Pedestrian lighting along the perimeter of the site.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
12. 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. This proposal is required to have 5 stacking spaces.
13. 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.
14. 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.
15. 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.
16. 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 repair stations, short term and long term bicycle parking and bicycle 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-S23025

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 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. City acknowledges that a waiver has been submitted for this project.
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. Please provide documentation and graphic memorializing the location of the property in the context of the block in which it is located to demonstrate that the height transition zone is not applicable to this project.
5. 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.
6. Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Downtown RAC and Unified Flex Tables, there are insufficient units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:
 - a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.
 - b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.
 - c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.



- d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
 - e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
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.
 - Private driveway should include the following elements: travel lanes, on-street parking with landscape bulb-outs with street trees, and minimum 7-foot clear sidewalk .
 - NW 3rd Avenue and NW 4th Avenue should include the following elements: travel lanes, on-street parking, landscape with street trees, and minimum 7-foot clear sidewalk.

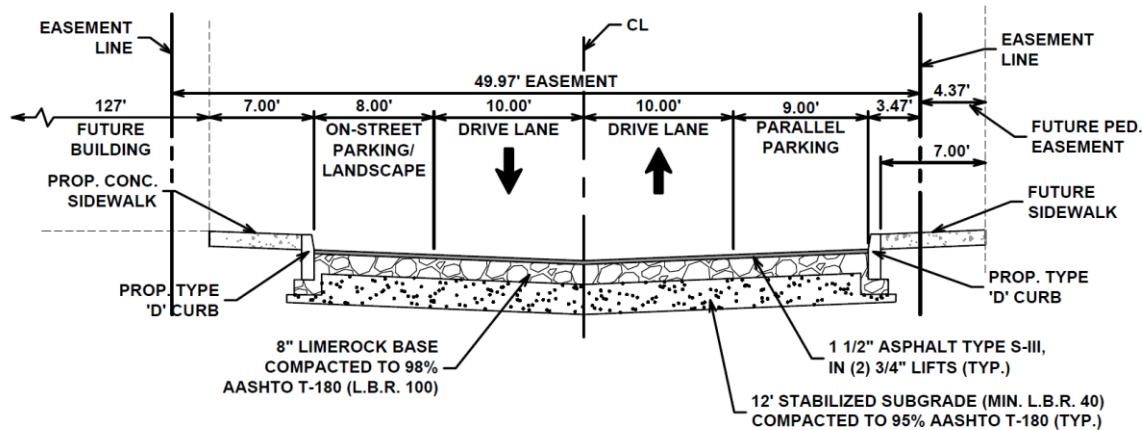
Principles of Building Design and Storefronts

- b. B-1, Framing the street; Proposed building streetwall contains doors that open into the pedestrian path where there are street trees that create an impediment to the clear path. Address this issue by shifting the first level storefront back.
- c. B-9, Parking garages; Parking podium facing south and west is not screened adequately with enhanced and exceptional screening material. Detail drawings are needed that depict the image in real life application along with the percentage of openness of such screening.
- d. B-12, Pedestrian shading devices; The project lacks sufficient shading devices for pedestrian comfort and safety. Address this design intent.

Quality of Architecture



- e. Q-1, Skyline drama; Provide detail drawings of the tower top labeling and identifying material, color, and any illumination.
 - f. Q-2, Expressive tower tops; see comment above.
 - g. Q-3, Durable and quality of materials; The project needs additional high-quality building materials especially at the lower levels.
11. Staff acknowledges that the ULDR requires 1.2 parking spaces per unit; however, given the location of the site it seems excessive. The applicant should be seeking a parking reduction based on TOD principles.
 12. Previous approvals for this site included a cross section for the private road. As proposed, the site plan does not accurately depict the cross section. Revise to reflect the section depicted below.



POTENTIAL FUTURE PRIVATE DRIVE CROSS SECTION

13. There appears to be several recorded easements on the property where the building is located. Be advised that separate applications are necessary for vacating easements and the site plan cannot be approved until such easements are vacated.
14. As proposed, the plan indicates improvements beyond the property line such the existing plaza space and the overhead canopy leading to the Brightline Station. The canopy will require either a vacation of air rights or revocable license to be permitted. In addition, the existing plaza design should remain as is.
15. There are numerous elements depicted along the western side of the project that impede into the 7-foot wide clear pedestrian path. Remove and relocate these items.
16. Provide additional detail drawings for the ground level specifically in areas where there may be 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.
17. 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.



18. 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, height of roof level, and height of screening material.
 - b. Provide detailed building elevation drawings for 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.

19. Update the site data information to address the following:
 - a. Provide breakdown on bicycle parking and storage. Note, there should be extensive areas for bicycle parking based on location.
 - b. Expand the site data table to include all the DMP design standards with indicating required versus proposed.

20. Pursuant to Section 47-20.14, Photometrics values should be shown to the property lines. There are areas not included. Depict this information accordingly.

21. It is recommended the following bicycle-related comments be addressed:
 - a. Indicate the location of bike storage for residents. Secured, accessible locations are recommended;
 - b. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons; and
 - c. 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.

22. Coordinate with Benjamin Restrepo, Traffic Reviewer, regarding plans for addressing mobility within the area, necessary project mitigation, design coordination for LauderTrail.

23. 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>

24. 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.

25. 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



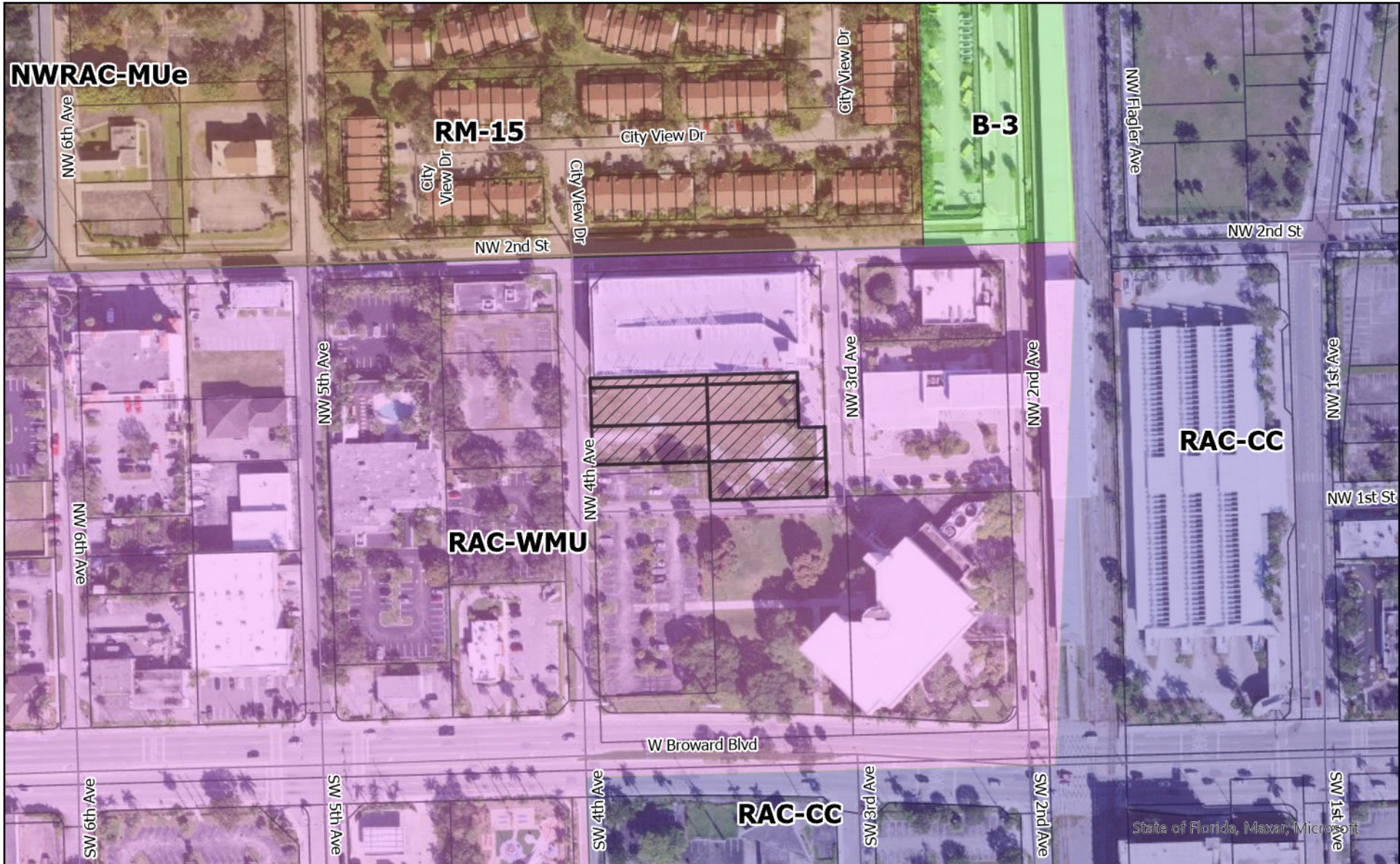
functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

26. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.
27. 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-23025 -105 NW 3 AVE. - Brightline Residences

