

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24030



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24030
MEETING DATE:	May 14, 2024
REQUEST:	Site Plan Level III Review: Waterway Use, Conditional Use for a Mixed-Use Development with 129 Multifamily Units and 4,000 Square-Feet of Restaurant Use, Conditional Use for Use Greater than 10,000 Square-Feet in Community Business District, and Request for Transfer of Development Rights for Multifamily Units and Additional 12 Feet of Building Height
APPLICANT:	Claridge Homes 3000 Waterside, LP
AGENT:	Andrew Schein, Lochrie & Chakas, P.A.
PROJECT NAME:	Flowing Waters
PROPERTY ADDRESS:	3000 E. Oakland Park Boulevard
ZONING DISTRICT:	Community Business District (CB)
LAND USE:	Commercial
COMMISSION DISTRICT:	1 - John Herbst
NEIGHBORHOOD ASSOCIATION:	Coral Ridge Association Inc.
CASE PLANNER:	Tyler Laforme

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Designate Fair Housing Provisions per FBC Accessibility volume.
2. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
3. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
4. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
5. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
6. Show that the openings in the exterior walls adjacent to the property lines meet the requirements of Table 705.8 of the 2023 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, 2023, the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

The following conditions are applicable to the case:

1. Prior to issuance of final certificate of occupancy, the applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter vault located within the proposed development and outside of the existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
2. Prior to issuance of final certificate of occupancy, the applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for the first private sanitary sewer manhole located within the proposed development and outside of the existing right-of-way as approved by the City Engineer.
3. Prior to issuance of final certificate of occupancy, the applicant shall coordinate a Maintenance Agreement with the City for property frontage along NE 30th Place. Proposed special improvements for this project within the adjacent City right-of-way to be maintained in perpetuity by property owner include driveway pavement, curb, landscape, structural soil, root barriers and specialty paving.
4. Prior to permitting, engineering plans shall depict the proposed sidewalk easement limits along E Oakland Park Boulevard.

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

1. Obtain water and wastewater capacity availability letter consistent with the proposed development.
2. Civil plans are to detail 7.5-ft easement as measured from center of sanitary sewer manhole to easement line. Should the manhole be extended further onto site, an easement of more than 10' depth will then be required.
3. Sanitary sewer lateral serving the amenity area to the south should not encroach onto neighboring property. Please consider relocating the proposed 4" water meter further north near the loading entrance to make space for the proposed drainage system and request of lateral relocation.
4. The proposed public sidewalk surrounding the cul-de-sac on NE 30th PI must continue across the vehicular access drives.
5. Plans are to clarify public sidewalk width in engineering, architectural and landscaping plans. The proposed "Flexipave" material used around proposed landscaping trees shall not constitute part of the required minimum 7' clear pedestrian width along NE 30th PL and 5' min. along E. Oakland Park Blvd. Also, above ground obstructions such as utilities, building doors and landscaping will not be permitted within said path.
6. Depict public Sidewalk Easement limits and ensure it extends from the right-of-way line to the back of the required sidewalk. Public sidewalk easement shall not include public plaza pedestrian ramp, lease coordinate with FDOT and ensure accessible ramp and railing will be permissible at time of permitting.
7. Drainage system elevations are not consistent with the grading plan, nor system detail/table sheets. Additionally, provide drainage calculation in support of design.



8. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
9. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - c. The minimum clear width and depth of parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - d. A min. 12 feet wide lane must be maintained on both sides of the proposed column for the parking garage ramp per ULDR Section 47-20.5.C.3.b.i. Please show if the design will use a raised separator or striping to separate the lanes.
10. Sheet A0-05: Per ULDR Section 47-20.5.C.4, dead-end parking is prohibited. Please implement a loop design at the end (top level) of the parking garage.
11. Provided proposed finish floor elevation and demonstrate how site grading design meets said conditions.
12. 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.
13. 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 to the City, upon successful inspection/acceptance by Public Works after a 1-year warranty period.
14. Within the adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way.
15. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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



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



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CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. The stairwell door by the loading dock is being blocked by vehicles in your plans when fully open.

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 and must be submitted before a building permit is applied for.



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CASE COMMENTS:

The following comments apply to this permit for a Site Plan Level III Review: Waterway Use, Conditional Use for a Mixed-Use Development with 129 Multifamily Units and 4,000 Square-Feet of Restaurant Use, Conditional Use for Use Greater than 10,000 Square-Feet in Community Business District, and Request for Transfer of Development Rights for Multifamily Units and Additional Building Height of 12 Feet.

General Comments:

1. The Drainage Calculation Report from April 11, 2024, states Finish Floor Elevation 8' NAVD 88.
2. The flood zone is "AE" (panel 386J), base flood elevation 7' NAVD 88. All new construction will need to meet BFE 7' + 1.4' Freeboard = Finish Floor Elevation 8.4 ft NAVD 88 minimum.
3. Plans and architectural drawings were not submitted and should be updated with a FFE of 8.4

References

(Code of Ordinances, Chapter 14),

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

Florida Building Code (7th edition) Flood Resistant Provision

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



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CASE COMMENTS:

Please provide a response to the following.

1. ISA Certified Arborist report for specimen size trees, as per ULDR 47-21.15, is missing from submittal documents. Please provide. 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. This information is required to calculate equivalent value mitigation for specimen size trees. Here is a link to a city web page to help with mitigation calculations. <https://www.fortlauderdale.gov/home/showpublisheddocument/67614/63788916962470000>
2. 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.
3. Street trees are to be provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions, as per ULDR 47-21.13. B.16. Deficit of 3 street trees proposed on E Oakland Park Blvd access road.
4. A minimum of fifty percent (50%) of the required street trees shall be canopy shade trees, and the remaining street trees may be provided as flowering or palm trees, as per ULDR 47-21.13.B.16. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas. Proposed street trees on NE 30 Place are all small maturing or palms. Please revise and illustrate this requirement and calculations on plan.
5. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9. F.1.
6. 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.
7. 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.
8. 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:



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 apply for these at time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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.

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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool, and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS.
9. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in the parking garage to increase visibility and safety.
11. All restricted areas and resident only areas should be access controlled and labelled as such.
12. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
13. Parking garages should have access control separating private residential parking from public access parking.
14. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggy-backing".
15. The restaurant should be pre-wired for an alarm system, to include duress, motion, and door contacts.



16. A video surveillance system (VSS) should be installed throughout the restaurant with a focus on entry/exit points, point of sale areas, room where drop safe is located, hallways and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
17. There should be an emergency communication device in the area of the docks along the intracoastal waterway and emergency dock ladders should be installed.
18. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

General Comments:

It is highly recommended that the managing company arrange for private security during construction. Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. 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.
7. 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).
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
10. Solid waste collection shall be from a private loading dock.
11. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
12. Containers: must comply with 47-19.4
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 choose to use a trash chute please answer 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



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CASE COMMENTS:

1. Provide the FDOT pre application access management letter.
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. Per Florida Building code a proposed development is required to provide 1 ADA parking stall per every 25 parking spaces provided. The proposed set of plans are deficient in ADA parking spaces.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
5. 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. The minimum inbound stacking requirement is three stacking spaces, the minimum outbound stacking requirement is one stacking space. The site does not meet the minimum requirement measured from the back of sidewalk into the site. The intersecting drive aisle on the ground floor conflicts with this minimum stacking requirement off of NE 30th Place and E Oakland Park Access Road. Update the plans so that there are no conflicts with the minimum stacking requirement.
6. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
7. Is the proposed driveway on NE 30th Place entry only or exit only? Provide driveway dimensions and label the direction of travel.
8. Why are VRS dimensions and Vehicle stacking symbols on sheet AR-102? If gate arms are being proposed at this location, then a turnaround area shall be required prior to this approach.
9. Vertical tandem parking spaces shall be subject to the following requirements:
 - a. Each tandem parking space in a tandem parking shall be assigned to the same dwelling unit within a development.
 - b. Tandem parking spaces are permitted for multi-family dwelling development when associated with two or more bedroom residential dwelling units.
 - c. Tandem parking shall not be designated as guest parking.
 - d. Vertical tandem parking space shall only be allowed within an enclosed structure, such as a parking garage, that is associated with a multi-family dwelling development.
 - e. Vertical tandem parking space are prohibited to be placed on parking ramps or any grade that is greater than 2%.
 - f. Vertical tandem shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 14 feet in clear height above the parking space entrance level.
 - g. Include a schematic of the vehicular lift system that will be used with the plan set.
10. It is not clear if the proposed vertical lift parking meets the dimensional criteria listed above. Please clarify or revise the plans so these dimensions are met or remove the vertical lift parking spaces.



11. The parking data table says the site will be 100% self-park while the plan set labels valet parking area. Please remove the 100% self-park reference from parking data table
12. A valet parking agreement shall be required for the proposed valet operation.
13. Identify where on the plans the valet operation will take place and where the vehicles will be picked up and dropped off.
14. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
15. 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.
16. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.
17. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.
18. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle). The proposed parking garage is considered the dead end area, the total parking in the parking garage leading up to the 6th floor is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit with out having to make a 2 point turn around.



19. Depict where garage ends on the top floor and how vehicles are to exit once reaching the top.
20. This proposed development shall require a valet operation for the proposed mechanical lift parking, identify where this valet operation will take place.
21. Provide a minimum of 7 feet wide sidewalk on **NE 30th Place and E Oakland Park Access Road**. 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. The back of sidewalk shall be placed on the right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line.
22. 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.
23. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
24. The proposed midblock crosswalk on E Oakland Park Access Road shall have the following:
 - a. The applicant shall furnish install post-mounted W11-2 (Pedestrian) sign with a diagonal downward arrow (W16-7P) plaque with Rectangular Rapid Flashing Beacons (RRFB) consisting of two, rectangular- shaped yellow indications, each with a light-emitting diode (LED)-array-based light source at each end of the crosswalk.
 - b. Per Broward County Traffic Engineering Department Mid-Block crosswalk shall have a minimum width of 10 feet and the pavement markings must be Special Emphasis Markings.
25. 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.
26. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



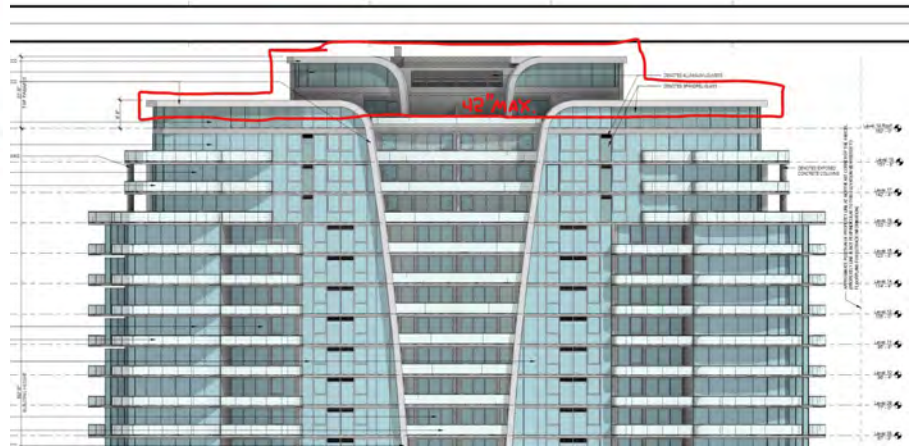
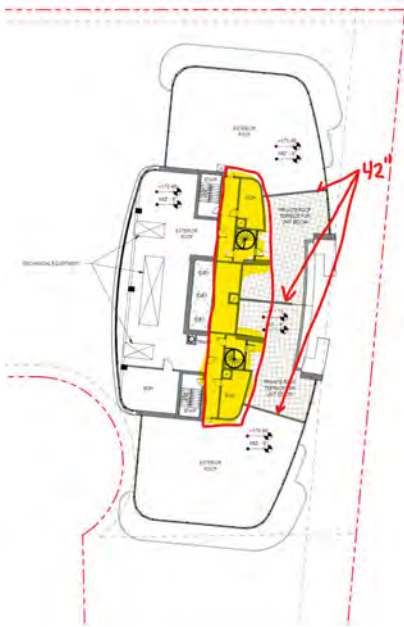
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CASE COMMENTS:

Please provide a response to the following:

- 1) 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 15, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
- 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 not permitted in this designation unless it is allocated residential flexibility (flex) units, transfer of development rights, or it is allocated affordable housing units pursuant to the requirements of ULDR Section 47-23.16., This is not a determination on consistency with the overall Comprehensive Plan Goals, Objectives and Policies.
- 4) 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](#).
- 5) This project is proposing to incorporate Transfer of Development Rights (TDRs) including (21) additional dwelling units and floor area for an additional floor (up to 12 feet in height). In order to apply the TDRs to the project, a title report with a copy of the recorded restrictive covenant and recorded certificate of transfer will need to be submitted prior to Final DRC.

- 6) Sheet AR-001, Site Data; Provide a breakdown of unit allocation including flex units and the TDRs by dwelling units and floor area calculations. Indicate the additional floor area/height in the site data and on both the elevation drawings and floor plans.
- 7) The additional height beyond the permitted 150 feet has been incorporated into three different levels of the building including Level 17 (15,283 square feet), Level 18 (15,107 square feet), and Level 19 (4,231 square feet). Per ULDR Section 47-36.1, Transfer of Development Rights, Table 1; B-1 Zoning District can incorporate one additional level up to 12 feet in height into a project. Plans must be updated to reflect the correct permitted height with the use of TDRs.
- 8) Pursuant to ULDR Sec. 47-6.20, the maximum height of a building in CB is 150 feet to the top of the roof. As proposed, (including the additional TDR height bonus) any habitable space above 162 feet in height must not include any structures above 42 inches, unless it is circulation such as an elevator shaft or staircase with an ADA accessible landing. All other air conditioned space above 162 feet must be removed from the rooftop plan, and from all of the elevations. See image below. Ensure there is no interior habitable space other than the most minimal circulation landings.



- 9) Provide the following changes on the site plan:
 - a. Pursuant to ULDR Sec. 47-18.21.H.2 and H.3, Mixed Use Development, open space and public plaza requirements are separate calculations. The open space cannot include square footage used for the public plaza requirement. Adjust the site plan data table to include the public plaza area and reflect the appropriate square footages. Additionally, update the open space diagrams to delineate the open space and public plaza separately.
 - b. Pursuant to ULDR Sec. 47-18.21.J, Mixed Use Development – Sidewalk requirements, a minimum 7 foot sidewalk is required along streets abutting the proposed project. Along the north property line, the sidewalk is only 6 feet 3 inches.
 - c. Pursuant to ULDR Sec. 47-23.8, Waterway Use, currently there are encroachments of the building and amenities (pool) within the required 20-foot area adjacent to the waterway. Nothing can encroach in this area other than landscaping and minimum walkways necessary to serve the residential and waterway uses. Encroachments may be included but require approval by the Planning and Zoning Board.

- d. Enhance the pedestrian experience along the waterway to include more points of access for future residents to the water and additional creative pedestrian amenities, etc.
 - e. Pursuant to ULDR Sec. 47-25.3.a.3.d.i, landscape buffer requirements, the landscape strip along the south side of the development contiguous to the residential property must be 10 feet wide. Currently, the dimension of the landscape strip is 4 feet-11 inches.
 - f. Pursuant to ULDR Sec. 47-25.3.a.3.d.iv.c, Wall Requirements, when the nonresidential is located on an alley, the wall must be offset 5 feet from the property line adjacent to the alley. Ensure proposed wall meets this requirement and update the site plan accordingly.
- 10) Provide the following changes on the elevations:
- a. Pursuant to ULDR Sec. 47-25.3.c, Setback Regulations, on sheet AR-109, the provided setback on the southeast portion of the property contiguous to residential is not adequate. Currently, the setback is **83 feet – 9 inches**, but it needs to also provide the required setback for the zoning district, which, in CB zoning is 10 feet on the side which is contiguous to residential. The total setback of the building needs to be **91 feet** minimum to edge of the most projecting balcony. Show this dimension on the site plan and on the elevations.
- 11) As proposed, the south side of the parking garage lacks an activated frontage similar to the north side. This would alleviate and screen the visual effects of the mass and scale of the garage and help to further strengthen the connection of the garage, active uses, and the public plaza space. Consider relocating the interior bike storage area to the south facing edge of the parking garage.



- 12) Clarify the location and functionality of the back of house space for the restaurant such as grease trap locations, trash operations, etc., as it seems you would have to go through the residential lobby to access the trash area for the restaurant.
- 13) Provide additional building renderings in context with the surrounding area, perspectives on all sides of the building in context, and a night rendering indicating any building illumination for further review. Ensure renderings accurately reflect the project building materials, design, and context.
- 14) Pursuant to ULDR Sec. 47-20.10 – Tandem Parking, the proposed tandem parking at the ground level is not permitted because it exceeds more than two movements of vehicles.
- 15) Per the site data table, note F states this project is 100% self-park, with no valet proposed, however on sheet AR-101, it shows valet stacking and a valet room. Clarify, the valet operation, and additional review may be needed to understand circulation and valet stacking ability.



- 16) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and such screening shall be part of the building volume as well as be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. It appears the proposed aluminum louvered screening is not very opaque. Mechanical equipment should be 100% screened from view. Provide screening product material including images or pictures of actual application of such. Additionally, provide a call out of the material on the elevation sheets.
- 17) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 18) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- 19) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 20) 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.
- 21) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

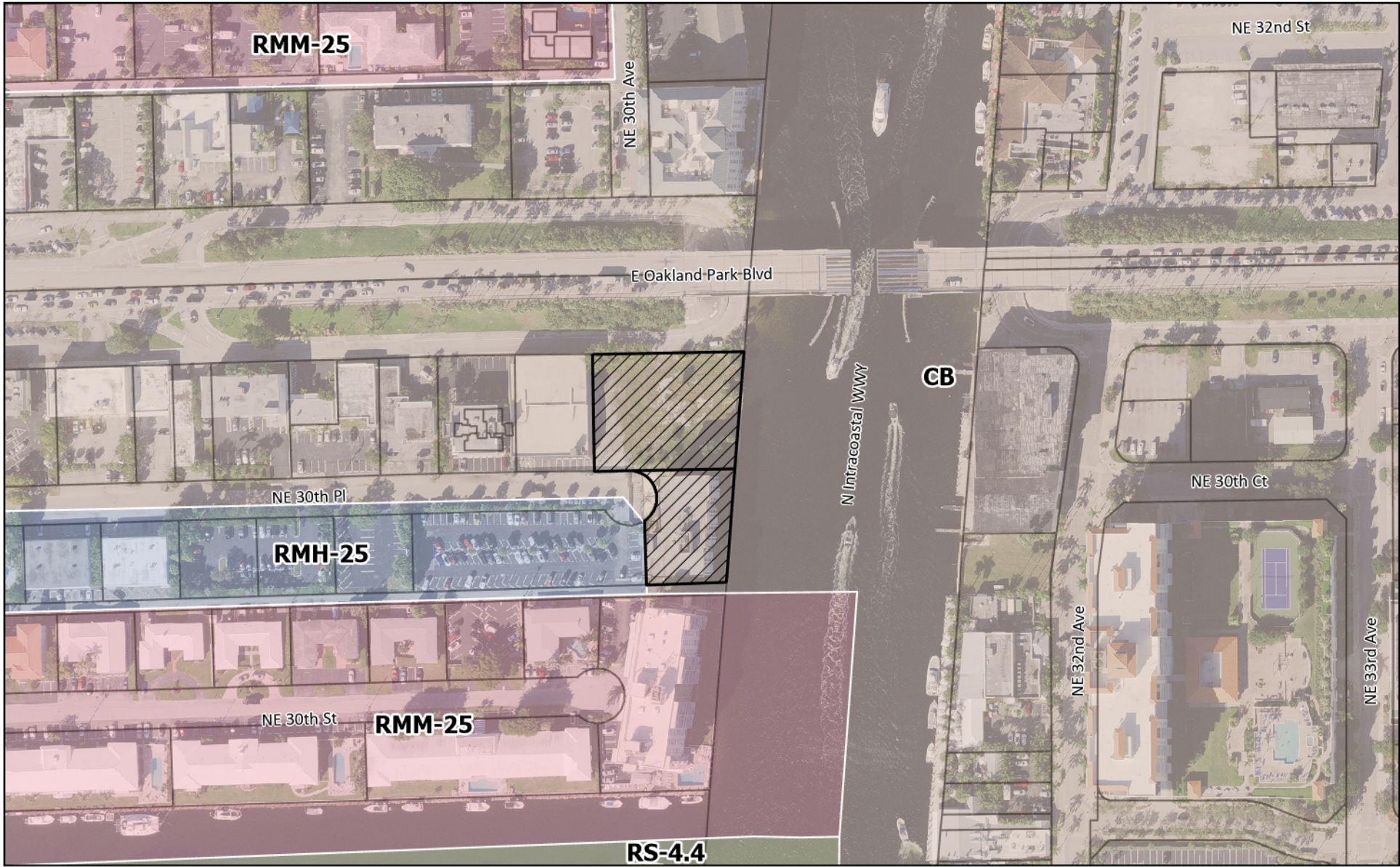
GENERAL COMMENTS:

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

- 22) Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.



- 23) Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period.
- 24) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 25) Additional comments may be forthcoming at the DRC meeting.



UDP-S24030 - 3000 E OAKLAND PARK BLVD.

0 150 300 US Feet

