

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24028



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24028
MEETING DATE:	May 14, 2024
REQUEST:	Site Plan Level II Review: Multifamily Development with 22 Units in the Central Beach Regional Activity Center
APPLICANT:	Blue Skies Realty Investment, Inc.
AGENT:	Joseph Kaller, Kaller Architecture
PROJECT NAME:	Granada Condominiums
PROPERTY ADDRESS:	3003 Granada Street
ZONING DISTRICT:	A-1-A Beachfront Area District (ABA)
LAND USE:	Central Beach Regional Activity Center
COMMISSION DISTRICT:	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Central Beach Alliance HOA
CASE PLANNER:	Nancy Garcia

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. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
10. Show that the separation distance between exit access stairways for level four meet the requirements of section 1007 of the 2023 FBC.
11. Reference the Florida Building Code 8th edition on plan for the proposed development.

GENERAL COMMENTS

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

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

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

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

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:

1. Please confirm with the assigned case planner the applicable typical roadway cross sections for Granada Steet and N Birch Road, at Central Beach district. Revise plans as applicable.
2. Provide permanent Sidewalk Easement as appropriate along east side of N Birch Road to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
3. Provide permanent Sidewalk Easement as appropriate along north side of Granada to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
4. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
5. 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.
6. 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. Transition from proposed Type F curb to the existing conditions shall happen within property line extensions, not in front of neighbor's property, Granada St.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), and streets with streets (25' measured from intersection point of extended property lines).
8. For the trash enclosure shown 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. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks if any building overhang is proposed.
10. Typical roadway cross-sections: Cross-sections should show existing right of way and proposed right of way and/or easement boundaries. The dimensions shown in the cross sections and plan view shall match. Refer to comment No. 1, 2 and 3 and revise cross sections as applicable.
11. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
12. For surface or ground-level parking lot layout: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
13. 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, 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. Provide additional existing and proposed elevations at property lines (North and East), and at back of proposed sidewalk along N Birch Road.
 - b. Drainage calculations. Clarify why the proposed drainage well has not been included in the calculations.
14. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and modification of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 5-year/1-day storm event drainage criteria).
 - a. Drainage flow line on the north side of Granada St shall be achieved by the usage of a gutter system from high points to the point of drainage. Adjust existing catch basins as necessary.
15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. Please make sure to coordinate Civil and Landscaping plans. 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). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
16. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.



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

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:

The following comments apply to Site Plan Level II Review: Multifamily Development with 22 Units in the Central Beach Regional Activity Center.

General Comments:

1. The site is in a "AE" flood zone, (panel 388J) BFE 6' NAVD 88.
2. Update elevation sheets to show that the FFE meets the BFE 6' +1.4' Freeboard = FFE 7.4' NAVD 88.
3. Plans and architectural drawings should be updated with a FFE of 7.4 'NAVD.
4. Sheet SP-0 has the wrong Base Flood Elevation of 5'. Update to show the correct flood zone is BFE 6'.
5. Sheet P-1, (A1.1), (A2.1), (A2.2) shows FFE at 7' NAVD and this needs to be corrected to 7.4 ft. NAVD 88.

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. Required ISA Certified Arborist report for specimen size trees, as per ULDR 47-21.15, 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.
2. Please provide mitigation in equivalent replacement and in equivalent value. Mitigation calculations on Sheet L-2 have some errors; Proposed double-trunk palms shall not count as 2:1 mitigation for proposed palm removals but as 1:1, and proposed date palms would count as per foot CT mitigation for proposed Date/Royal/Coconut removals. Here is a link to a city web page to help with mitigation calculations. <https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
3. Provide streetscape and street trees as per ULDR 47-12.5.D Central Beach Streetscape Design. Street trees are to be a minimum of 16 feet tall and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. Palm trees, minimum 18 feet tall, may be provided at intersections where streets with street trees converge. When overhead utilities exist, required street trees may be small trees or small palms provided at a minimum of a ratio of one street tree per fifteen feet frontage or greater fraction thereof. Show measured distance between street trees on plan. A minimum of 50% of the required street trees must be shade trees.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. This requirement is not only for Street Trees, but also for shade trees on site adjacent to the public realm of the sidewalk.

A 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.
5. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
 6. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles, including but not limited to the proposed large shell cap boulders currently shown within the triangle.



7. A minimum of twenty-five percent (25%) pervious area is required for multiple family development, as per ULDR 47-21.13.B.14. Provide a diagram illustrating this requirement. Note that any elevated landscaped area above the ground surface grade of the building will not be credited towards pervious area, however, the area may count towards open space requirements.
8. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, illustrate such requirements on plans as a diagram, and provide, in tabular format, all required versus provided VUA landscape calculations.
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 a cross section detail to illustrate this clearance. This includes existing and proposed sanitary sewer lines, water lines, electrical lines, communication lines, drainage well and lines, etc.
10. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
11. 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 and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities.
12. Additional comments may be forthcoming after next review of new plans and written comment responses prior to final DRC sign off.

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 permit and 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 area to increase visibility and safety.
11. Entry into the building and elevators should be access controlled to provide enhanced security for the residents and deter unauthorized access.
12. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spike to prevent unauthorized intrusion or "piggy-backing".
13. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
14. 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. 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. 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.
5. 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).
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
9. 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. All parking must be provided in accordance with the design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
2. 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.
3. 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.
4. 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.
5. 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 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 without having to make a 2 point turn around.
6. Provide a minimum of 7 feet wide sidewalk on **N Brich Road and Granada Street**. 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.
7. 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.
8. 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.
9. The city reserves the right to meter on street parking stalls on the public right of way at any time.



10. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
11. 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.
12. 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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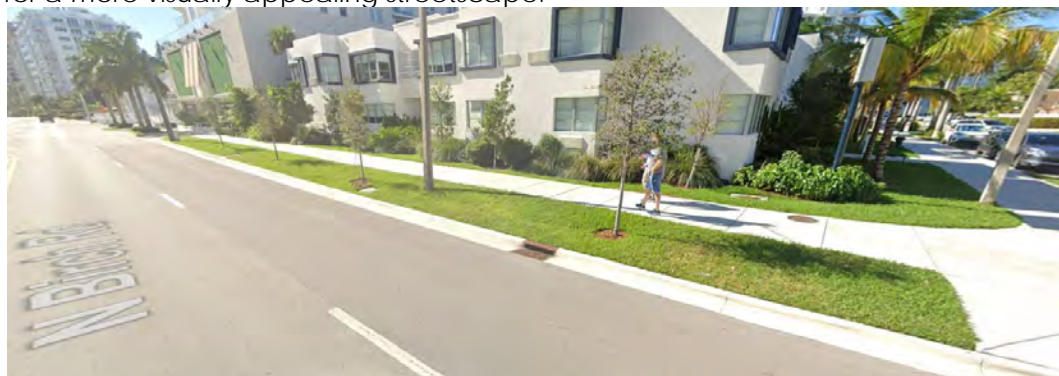
CASE COMMENTS:

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 16, 2024** unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
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 Central Beach Activity Center 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 be advised that development applications in the Central Beach Regional Activity Center (RAC) are subject to vehicular trip and residential unit availability at the time of approval, on a first come, first served basis. Applicant shall confirm the status of the availability of trips or units during the DRC approval process. Processing of a development permit application does not guarantee vehicular trip or unit availability until approval is granted.
5. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be

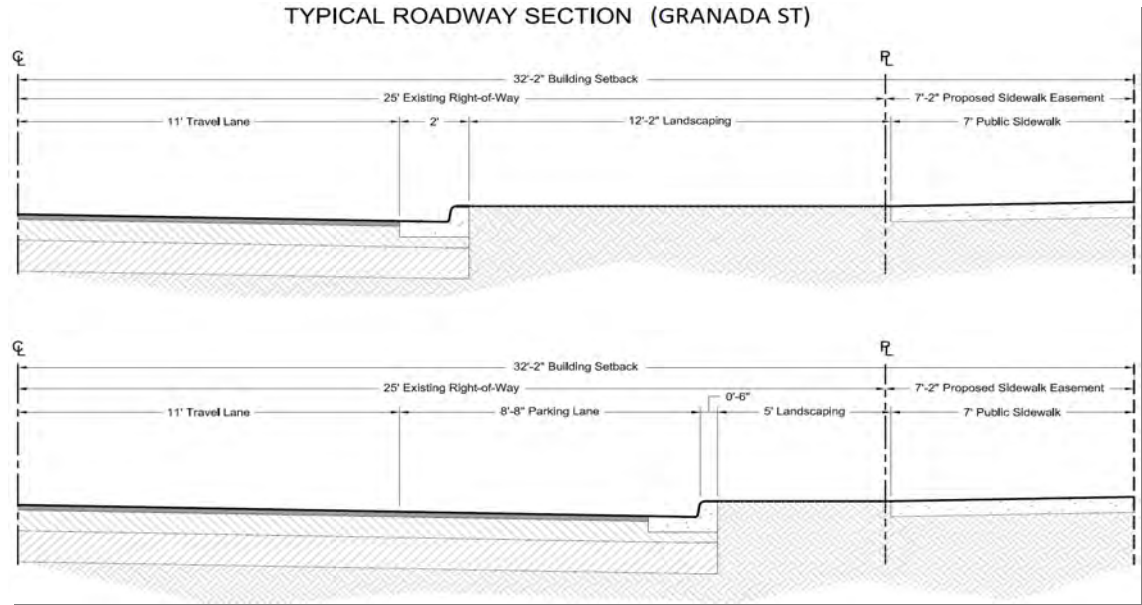
found here: Administrative Review Application.

6. Applicant shall notify Broward County Emergency Management Department of the proposed project including the location and development program for hurricane evacuation route preparedness. Applicant shall provide documentation that notice has been sent prior to project proceeding to the Planning and Zoning Board.
7. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed, and provide notes on the site plan and building elevations regarding compliance with Section 6-49.
8. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-25.2, Adequacy Requirements
 - b. Section 47-12.6.C.a, Modifications to Central Beach Zoning Districts Dimensional Requirements.
9. Provide the following changes on the site plan:
 - a. Provide a minimum of 7 feet wide sidewalk on Birch Road and Granada Street.
 - b. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking. Please refer to DRC comment # 10 from Traffic Engineering.
 - c. Per Section 47-20.5.C.4 of the ULDR, 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. The proposed parking is considered dead end area, and the total parking in the parking garage is greater than 21 parking spaces. The parking area shall provide a drive aisle where inbound vehicles will be able to loop around to exit without having to make a 2 point turn around.
 - d. The ground floor needs to be redesigned to include more active uses and enhance the pedestrian realm. The pump room, technical room and electrical room should be internalized so that it is not a focal point along Granada Street.
 - e. The building corner along Birch Road and Granada Street should be enhanced to accentuate the building entrance.
 - f. The ADA ramp along Granda Street should be rotated 90 degrees so that the ramp is not the focal point near the entrance.
 - g. The ground floor contains a significant amount of unusable green space, specifically along Birch Road. The image below demonstrates how the sidewalk should be shifted in towards the property to allow for a more visually appealing streetscape:





- h. See below the sketches of the typical roadway sections for Granada Street. The sketches follow Sec. 47-12.5.D of the ULDR for Central Beach district. Please implement the typical sections, as applicable for this project:



10. Provide the changes on the elevations:

- Provide each building's facade in color and label all architectural features being utilized.
- Provide building material details including images of the product material by manufacturer. All materials should be numbered and identified on each facade.
- There appears to be open parking areas along the northern portion of the property. The plans should be revised to demonstrate how parking will be shielded from the public. Internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. Consider how vehicular lights will affect the adjacent properties. Furthermore, first-floor parking should also be shielded from public view.
- In areas where parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
- Large blank walls should be avoided. Architectural elements should be incorporated in the design of the eastern and western stairwells. Diversity in materials is strongly encouraged. Design features such as scored stucco can be considered for this portion of the building.
- Staff recommends there be a focus on the building entrance as well as the view from Oakland Park Boulevard. Exceptional architectural feature design elements should be considered along the building facades facing a public road.

11. Provide the following renderings:

- Provide a context plan** of general area indicating proposed development and all nearby properties with structures outlined and uses and heights labeled.
- Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to determine the relationship the proposed development will have on the surrounding properties.



- c. **Provide pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Show the relationship between the existing conditions of the area and the proposed development. Include building details and proposed landscaping.
 - d. **Provide detail of ground floor elevations** with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include pedestrian walkways and proposed landscaping;
 - e. **Provide a shadow study** indicating shadows at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22) and Spring Equinox (March 21). Indicate property lines and indicate shadow spillover beyond property lines. Study must be in context and scale with the surrounding area, and should show adjacent lots, streets, neighboring buildings, etc.
 - f. **Provide a night-time rendering** of the proposed project elevations.
12. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.
- i. Following review of the land use and development history of the property, it has been determined that there is a high potential to encounter previously undocumented cultural resources. Close interval testing and monitoring must be provided by a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended. Further details of requirements are included in the attached letter from the City's Archaeological consultant, Coastal Archaeology and History Research, Inc.
 - ii. A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform this work. A final report must be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.
13. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14).
14. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
15. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application



for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

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 designed to be part of the building volume and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan, indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Rooftop screening material does not adequately screen the proposed rooftop mechanical equipment. Change the proposed picketed design to appropriately screen the mechanical equipment.
17. 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.

General Comments

Please consider the following prior to submittal for Final Development Review Committee:

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner Nancy Garcia (tel. 954-828-8958) to review project revisions and/or to obtain a signature routing stamp.
2. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
3. Provide a written response to all Development Review Committee comments.
4. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-S24028 - 3003 GRANADA ST.

