

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24034



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24034
MEETING DATE:	July 09, 2024
REQUEST:	Site Plan Level II Review: Design Deviation Request for Transition Zone Setback for a Mixed-Use Development with Nine (9) Residential Units and Parking Garage with Height Bonus Incentive to Increase Building Height to 65 feet in the Northwest Regional Activity Center
APPLICANT:	New Hope Development, Corporation
AGENT:	Vincent Prince, Land America Holdings
PROJECT NAME:	New Hope Rentals II
PROPERTY ADDRESS:	1325 NW 6th Street
ZONING DISTRICT:	Northwest Regional Activity Center – Mixed Use west (NWRAC- MUw) and Residential Multifamily Low Rise/Medium Density District (RM-15)
LAND USE:	Northwest Regional Activity Center
COMMISSION DISTRICT:	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION:	Dorsey-Riverbend Civic Association
CASE PLANNER:	Adam Schnell

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 sections 406.5 and 406.6 of the 2023 FBC.
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 the 2023 FBC Accessibility volume.
9. Interior exits stairways shall discharge directly to the exterior of the building leading to the public way FBC 1028.
10. Each story shall a minimum of two exists with a minimum separation per table1006.3.2 and section 1007.1.1 of the 2023 FBC, respectively.
11. Update the building code references to the current 2023 Florida Building Code-Eight Edition
12. 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:

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

1. Provide 6' permanent Right-of-Way Easement or dedication along east side of NW 14th Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 10' x 15' (min.) permanent water Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
3. 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>
4. 6" Sewer lateral shall not tie into the existing manhole along NW 14th Ave. The proposed 6" sewer lateral shall connect to the existing 10" sewer line.
5. Provide 6-in. sewer cleanout at 2.5' from the right-of-way line as per City of Fort Lauderdale Engineering Detail Standard #213. Shall cleanout fall on a vehicular access area, a traffic rated (H-20) cover shall be provided as per detail # 215.
6. The provided survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
7. 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.
8. Proposed structures (i.e. building encroachment, storm drainage structures, ramps, doors etc.) shall not be constructed within existing or proposed right of way/ easements.



9. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for NW 14th Avenue and NW 6th Street.
10. 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. Depict existing sidewalk adjacent to the development along NW 14th Avenue and NW 6th Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
11. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
12. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
13. 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.
 - c. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. A concrete apron shall also be placed entirely on private property.
14. Sheets A-06 – A-07.1 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NW 6th Street / Sistrunk Boulevard and NW 14th Avenue.
15. Provide and label typical roadway cross-sections for the proposed development side of NW 6th Street / Sistrunk Boulevard and NW 14th Avenue: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.



16. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
17. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.

Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
18. 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.
19. For surface or ground-level parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns. Compact parking width shall be 8'-8" wide.
20. For all levels in the parking garage:
 - a. For all levels in the parking garage at the Southeast and Southwest corner where there is a landing please provide diagonal dimensions from column to column.
 - b. Provide a separate level 6 plan.
21. 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.
22. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
23. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System.



Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.

24. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 5-year/1-day storm event drainage criteria).
25. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
26. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
27. 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.
28. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.
29. 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.
30. Within 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
31. 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. Provide a second stairwell (means of egress) per FFPC 30.2.4.3 for all occupied levels.

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:

Please provide a response to the following: and update plans and provide a narrative with a written response for each comment. Additional comments may be forthcoming once the requested information is provided. Site Plan Level II Review: Design Deviation Request for Transition Zone Setback for a Mixed-Use Development with Nine (9) Residential Units and Parking Garage with Height Bonus Incentive to Increase Building Height to 65 feet in the Northwest Regional Activity Center

1. Provided the following flood zone data on (Sheet A-00) for this site plan. Flood zone panel (368J), (flood zone AE), (base flood elevation 6' NAVD 88).
2. Flood openings in walls of enclosures below elevated buildings when attached garages are lower than elevated building to allow for the automatic entry and exit of floodwater: Non engineered openings that do not required certification (1 sq in per sq ft of enclosed area) and engineered opening that must be certified by a registered design professional. The performance of engineered openings must account for the presence of louvers, blades, screens, grilles, faceplates, or other covers and devices and must ensure that the difference between the exterior and interior floodwater levels does not exceed 1 foot. Installation of all flood openings must be in at least two walls and must be no more than 1 foot above the higher of the interior grade or floor and the finished exterior grade immediately under each opening. (ASCE 24-14), (CFL flood Ordinance), (FEMA technical bulletin,
3. Flood openings are required for compliance when areas below elevated buildings are enclosed (R322.2.2) and when attached garages are lower than elevated buildings (R309.3). Enclosures must also comply with R322.1.8 flood damage-resistant materials. R309.3, garages in flood hazard areas, change in the 8th Edition (2023)? In the 8th Edition FBC, Residential, R309.3 will be changed to refer to Section R322, and provisions are added to R322.2.1 and R322.3.2. Both allow garages to either be elevated (BFE plus freeboard) or, if not elevated, they must be enclosed with walls that comply with the requirements for enclosures.
4. Provide finished floor elevation on (sheet A02), (Level 1) and for all enclosed rooms for this residential building. To include Sheet A-02.5 level, (show the finish floor elevation (FFE) for the private enclosed office, trash room, mail room, office, enclosed AC room, (area of bicycle garage). To include sheet SLP show the FFE). If this is being classified as a mixed-use development, please clarify the mixed-use area and provide details to include business use and that it is open to the public.
5. Elevation (sheet A07.1, (A-07), and elevation (sheet A06.1) shows (level 1 at 0'0"). Provide the following corrections, show the elevations in feet using the NAVD 88 datum. Show the variations in the finish floor elevations. On level one and if elevations are below level 1 provide these elevation-on-elevation sheets.
6. Flood Damage-Resistant Materials, Flood damage-resistant materials must be used below specified elevations BFE 6' + 1.4 = 7.4 ft (or if this project is receiving HUD funding HUD will require a freeboard requirement of 2 ft. NAVD 88. (6' + 2.4 =8.4 ft. for FFE)
7. Elevator cabs that descend below the design flood elevation must be equipped with controls that prevent the cab from descending into floodwaters (called float switch). Elevator shafts must be designed to resist flood loads but are not required to have flood openings in AE Flood ones (ASCE 24-14 Flood Resistant Design).
8. Elevation requirements. (Elevated to (BFE) Base Flood Elevation 6' + 1.4 'Freeboard= 7.4 ft. NAVD 88), (or if this is project receiving HUD funding the requirements will be (BFE 6' + 2.4= 8.4 ft. NAVD for the Finish floor Elevation). (**HUD-backed housing** to be elevated at a freeboard of at least 2 feet above local **flood** levels (BFE) this rule takes effect June 22, 2024)



References:

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

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

City of Fort Lauderdale Flood Ordinance

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

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019)

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf



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CASE COMMENTS:

Please provide a response to the following.

1. Sheet TS-1 Landscape Plan has discrepancies between Existing Tree Notes #3 and disposition actions as listed on ISA Certified Arborist Report table. While the arborist table lists several trees/palms proposed to remain, note #3 identifies all material to be removed. Please revise for consistency.
2. ULDR 47-21.9. F.1&2: Shade trees must be located a minimum of fifteen (15) feet away from structures. Small trees and palms must be located a minimum of seven and one-half (7½)feet away from structures. Palms may be planted closer to each other to form multiples or clusters. Please illustrate clearance dimensions on landscape plans and revise where in conflict.
3. Within the NWRAC districts, newly planted street trees shall be a minimum of 20 feet tall; 8 feet spread 6 feet ground clearance 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. When overhead utilities exist, required street trees may be ornamental trees or palms provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Ornamental trees shall be a minimum 12 feet tall; 6 feet spread 6 feet ground clearance. Palms shall be a minimum 18 feet tall with a minimum 8 feet of wood. A minimum of 50% of the required street trees must be canopy trees. 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. Please provide required street trees along NW 14 Ave.
4. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
5. Provide a streetscape section, as per Chapter 3 of the NWRAC Illustrations of Design Standards, for Secondary Streets illustrating compliance with requirements along NW 14 Avenue.
6. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
7. 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.
 8. 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.

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. Please revise if in conflict.
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. 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. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, offices, mailroom, stores and common areas. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the parking garage, and common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in parking garage to increase visibility and safety.
11. The parking garage entry should be access-controlled and equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
12. Parking garage should have access control separating private residential parking from public access parking
13. All restricted areas and resident only areas should be access controlled and labelled as such.
14. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



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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. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property and service the dumpster.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Containers: must comply with 47-19.4
10. 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.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer question 12,13,14.
12. Recommend trash chute accommodate recycling.
13. Draw equipment on the plan to show it will fit in trash room.
14. 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.
15. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be***



generated (if different from current capacity), and containers requirements to meet proposed capacity.

- *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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



Case Number: UDP-S24034

CASE COMMENTS:

1. 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.
2. 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.
3. Compact parking space dimensions are 8 feet 8 inches wide by 16 feet long, revise the dimensions of the proposed compact parking stalls.
4. In the upper floors of the garage columns cannot be with in the 24 feet wide drive aisle behind 90-degree parking stalls, revise the plan set to fix this issue. Dimension the aisles behind the parking stalls and ensure there is a minimum of 24 feet width.
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 one stacking space, 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 proposed gate and trash room doors conflicts with this minimum stacking requirement. Update the plans so that there are no conflicts with the minimum stacking requirement.
6. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
7. 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.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor and ramp site circulation will work.
9. 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 without having to make a 2 point turn around.

10. Provide the 6th floor, floor plan to show how vehicles will be able to loop around to exit to avoid a dead-end condition.
11. Provide a minimum of 7.5 feet wide clear sidewalk on **NW 14th Avenue**. 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.
12. 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.
13. 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.
14. Bicycle parking is required, 1 bicycle parking space per 20 vehicular parking spaces provided.
15. Provide off site parking agreements that this site might have. If this site is providing parking to another site for that site to meet their adequacy requirements provide a parking plan of were temporary parking will be provided for that site while this site is under construction.
16. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S24034

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, which falls on October 01, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 2) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>. Please provide acknowledgement and/or documentation of any public outreach.
- 3) The site is designated Northwest Regional Activity Center (NWRAC) 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) 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.
- 5) 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>
- 6) 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.

- 7) Pursuant to ULDR, Section 47-13.31, projects in the NWRAC-Mue district requesting additional height with the provision of affordable housing are subject to a 30-day request for review period by the City Commission. There is an additional fee if the City Commission requests placement of the project on a regular City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5018).
- 8) Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
- 9) Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
- 10) The project does not meet certain NWRAC-MU Design Standards per ULDR Section 47-13.52, NWRAC-MU Regulations. Staff has commented below under the applicable category of the Design Review Team (DRT) comment checklist.

Street Design Standards

- a. S3 – Update travel lanes on site plan and civil plans to show lane widths.
- b. S7 – Provide curb radii on the site plan. Curb radii are to be reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.
- c. S9 – Identify all proposed utility lines on civil plans and landscaping plans. All utility lines are required to be placed underground.
- d. S10 – Provide shade trees along the right-of-way of NW 14th Avenue within the required swale with a maximum spacing of no more than 30 lineal feet between the shade trees.

Building Design Standards

- e. B2- Ground floor should incorporate active uses and enhance the pedestrian



experience. Structured parking garage does not allow for an activated first floor frontage on NW 6th Street.

- f. B3 – The building entrance should be relocated to NW 6th Street or the corner of NW 6th Street and NW 14th Avenue.
 - g. B4 – Corner landscaping is not appropriate for the primary frontage of NW 6th Street. The corner should contain the primary entrance, creating a focal point or a usable plaza space that integrates into the buildings design, lending itself to pedestrian activation and functionality.
 - h. B5 – NW 14th Avenue is considered a secondary street, requiring a build-to-line no greater than five to 10 feet. Shift the building west to be no greater than 10 feet from the western property line. Moreover, provide a street cross section for NW 14th Avenue.
 - i. B6 – Rear yard setback abuts an existing residential building abutting the south property line and must setback 15-feet.
 - j. B7 – The maximum shoulder height is 45 feet because the building abuts an existing residential development.
 - k. B9a – Developments requesting additional height (45 feet to 65 feet) are required to submit an affordable housing development plan. The request requires a 30-day City Commission Request for Review (CRR), otherwise known as a “call-up.”
 - l. B9b – Provide a table for the floorplate square footage of each floor above 45 feet.
 - m. B9c, B10 and B11 – Minimum setback and tower separation requirements are not being met.
 - Provide a 12-foot- tower setback along NW 6th Steet after the maximum 45-foot shoulder height.
 - Provide a 15-foot tower setback along NW 14th Avenue after the maximum 45-foot shoulder height.
 - Provide a 30-foot tower setback from the north property line after the maximum 45-foot shoulder height to meet the tower separation and transition zone requirements.
 - Provide a 25-foot tower setback along the east property line after the maximum 45-foot shoulder height to meet the tower separation requirements.
 - n. B-13 – The tower lacks articulation, variation in façade material, and garage screening.
 - o. B-14 through B-17 – Add architectural features that provide visual interest from the perspective of the pedestrian. First floor street activation is lacking based on the location of the garage ramp.
 - p. B-18 – Provide first floor clear glazing percentages for the west and south elevations. Primary streets require a minimum of 60% clear glazing, and secondary streets require a minimum of 50% clear glazing.
 - q. B-21 – Provide pedestrian shading devices on both building frontages.
 - r. B-25 - Provide a rooftop plan.
- 11) Provide the following changes on the site plan:
- a. The building frontage along NW 6th Street has inconsistent streetscape information. The site plan shows the building abutting the sidewalk and the street sectional shows a 1-foot, 1-inch green space between the sidewalk and building. Update the cross section of NW 6th Street and remove the green space to show the existing sidewalk.



- b. Provide all sidewalk and swale dimensions to the site plan. The site plan shall also include all known obstructions, such as tree grates and utility boxes.
- c. A clean pathway of 7.5-feet is required on NW 14th Avenue and 10.5-feet on NW 6th Street. A clear pathway is measured outside of the proposed tree grate/ pit area. Provide a cross section for NW 14th Avenue that meets the NWRAC-MU Design Standards and ensure the cross section for NW 6th Street matches the site plan.
- d. Provide a site data table with all applicable information- setback, parking, height, floor area for each floor, residential unit count, lot coverage, floor area ratio, etc.
- e. The NWRAC-MU Design Standards require a 15-foot tower setback along NW 14th Avenue (Secondary Street). Per the definition section of the NWRAC-MU Design Standards, a setback is "The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal."
- f. The NWRAC-MU Design Standards require a 12-foot tower setback along NW 6th Street (Primary Street). The northeast corner does not meet the required setback.
- g. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from FPL indicating such.
- h. First floor street activation along NW 6th Street is non-existent. To meet the intent of NWRAC-MU Design Standards consider relocating the office and lobby along the NW 6th street and adjusting the location of the garage ramp. Reference images have been provided below, showing garages that integrate into the context of their environments, containing design elements that shield vehicles and provide with first floor activation.







- 12) Provide the following changes on the elevations:
 - a. Provide a tower setback on NW 14th Avenue and NW 6th Street in compliance with the NWRA-MU Design Standards.
 - b. Provide a 30-foot tower setback from the north property line above the maximum 45-foot shoulder height to meet the tower separation and transition zone requirements.
 - c. Provide a 25-foot tower setback along the east property line above the maximum 45-foot shoulder height to meet the tower separation requirements.
 - d. Provide property line setback and setback measurements on each building elevation sheet.
 - e. Increase glazing to 60% on the northern façade and 50% on the eastern façade to meet NWRAC-MU Design Standards.
 - f. Provide more prominent architectural design features highlighting the entrance and relocate to the southwest corner of the building at the intersection of NW 14th Avenue and NW 6th Street.
 - g. Provide high quality durable material at the lower pedestrian level to differentiate the pedestrian realm from the upper levels.
 - h. Increase the number of windows on NW 14th Avenue.
 - i. Incorporate additional articulation on both frontages along the ground level and podium.
 - j. Integrate architectural features such as overhangs over doors and windows.
 - k. Provide more elegant garage screening by providing a dynamic design that softens the garage appearance and shield light exposure and provide graphic examples of the screening and details of the changes.

- 13) 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 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. Provide screening product material including images or pictures of actual application of such.

- 14) Indicate lighting poles and landscape plan and clarify height. Be aware that lighting fixtures greater than 10 feet in height are used, they shall be located a minimum of 15 feet away from shade trees (ULDR Section 47-20.14).

- 15) Provide a lighting plan for the parking garage, showing compliance with Section 47-20.14.- Lighting of Parking Facilities.

- 16) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:



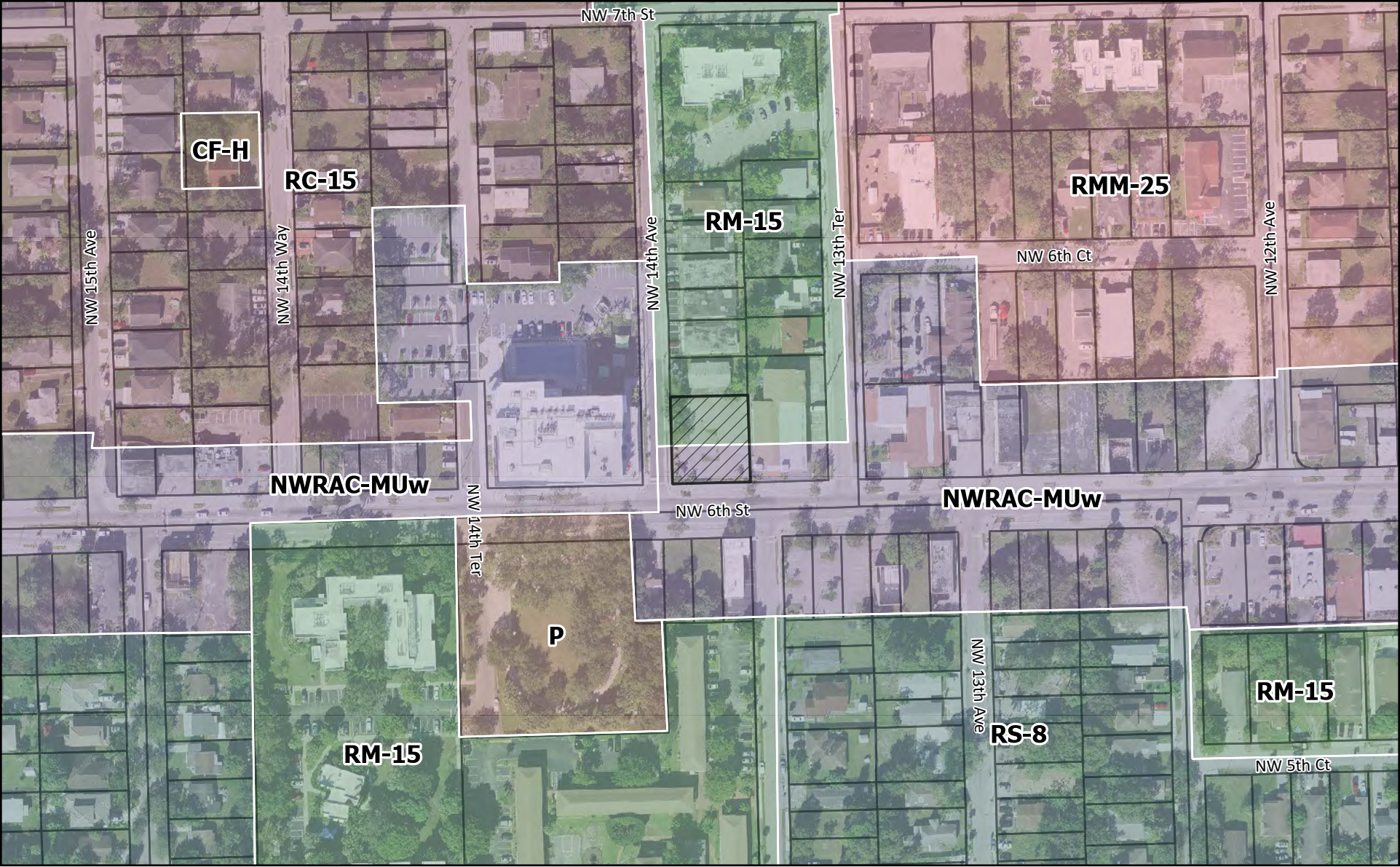
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
 - e. Please note any proposed signs will require a separate permit application.
- 17) Provide a construction staging 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.
- 18) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.

GENERAL COMMENTS:

The following comments are for informational purposes.

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

- 19) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Adam Schnell (954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 20) 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.
- 21) Provide a written response to all Development Review Committee comments.
- 22) Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-S24034 - 1325 NW 6 ST.

