

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24047



**CITY OF FORT LAUDERDALE**



### **CASE INFORMATION**

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<b>CASE:</b>	UDP-S24047
<b>MEETING DATE:</b>	August 13, 2024
<b>REQUEST:</b>	Site Plan Level III Review: Waterway Use, Yard Modifications for Five-Unit Residential Development
<b>APPLICANT:</b>	1545 SE 15th Street Holding, LLC.
<b>AGENT:</b>	Denise Dugan / Trantalis Law Offices
<b>PROJECT NAME:</b>	1545 SE 15th Street Holding Condos
<b>PROPERTY ADDRESS:</b>	1545 SE 15th Street
<b>ZONING DISTRICT:</b>	Residential Multifamily Mid Rise/Medium High Density District (RMM-25)
<b>LAND USE:</b>	High Residential
<b>COMMISSION DISTRICT:</b>	4 – Warren Sturman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Harbordale Civic Association
<b>CASE PLANNER:</b>	Michael Ferrera

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### **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. Dimension accessibility requirements to site per 2023 FBC Accessibility Code.
10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
11. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.
12. Per Section 1006.3.2 of the FBC, each story and occupied roof shall have two accessible distinct exits. The second floor does not comply with Table 1006.3.2 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](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](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 Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:**

1. Obtain a letter of water and wastewater capacity availability from the City's Public Works – Engineering Department.
2. This 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.).
3. Please correct the survey to show existing easement width of 6' (3' on center of property line) as reflected on plat book 35 page 22 (Instr # 001035022).
4. Proposed permanent structures and private utilities should not be located within the easement to include trees, metal fences, water services and site drainage system shown on plans along the eastern property line. Please show and denote easement boundaries on all plans (civil, landscaping and architectural).
5. Please coordinate plans to show the proposed sidewalk on civil as depicted on architectural site plans.
6. Fire department connection and sign must be proposed on private property and should not encroach on public right-of-way.
7. Please denote water service connection for domestic and fireline services, show proposed water meter size. Should the meter be 4" or larger, the meter box will need to be placed on site accessible from public right-of-way within a 15' easement (10 ft depth minimum). No other underground utilities to include fireline may be within said easement.
8. 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 systems. For drainage calculation review please provide a copy of the document granting this project the legal right to discharge onto adjacent waterway.
9. 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: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment. Please view the following updated comments the (Base Flood Elevation is 8' NAVD), (panel 557J/ flood zone".

1. Provide the following finish floor elevations on the ground floor level on sheet A-1.
2. (Sheet A-6), (Sheet A-7), (Sheet A-8, A-9, A-10, A-11, A-12, A-13, A-14 Show all finish floor elevations to include parking and storage areas.
3. Flood vents will be required in Storage rooms and on garage area provide the flood data on the site plan. Please view the following the (Base Flood Elevation is 8' NAVD), (panel 557J/ flood zone" AE", The required FFE in 9.4 ft. NAVD 88.
4. Flood openings in walls of enclosures below elevated buildings when attached garages or storage area are lower than elevated building to allow for the automatic entry and exit of floodwater: The installation of all flood openings must be on at least two opposing 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).
5. Elevator cabs that descend below (BFE + 1.4 Ft) must be equipped with controls that prevent the cab from descending into floodwaters (called a 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).



## References

(Code of Ordinances, Chapter 14),

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

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

- A) Elevate all equipment above (BFE + 1.4')
- 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](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

**Florida Building Code (8<sup>th</sup> edition) Flood Resistant Provision**

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](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?nodeld=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=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](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. The provided boundary site survey illustrates existing trees and palms on and adjacent to the proposed development site, contrary to Sheet LP-100 Landscape Planting Plan, landscape planting legend note "No existing trees or palms on site", and Sheet A-1 note "No tree, palm or bushes are to be disturbed in any way whatsoever under this permit". Please revise.
2. Provide an existing tree site plan or existing tree site survey and corresponding list, as per ULDR 47-21.15, of the existing trees/palms including:
  - a) tree number for each
  - b) botanical name and common name for each
  - c) trunk diameter, in inches, at chest height for trees
  - d) clear trunk in feet for palms
  - e) condition percentage as a number for each
  - f) indicate status for all existing trees/palms on site (remain, relocate, remove)
3. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans by providing, in tabular format, all required versus provided mitigation calculations. Here is a link to a city web page to help with mitigation calculations.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
4. For specimen size trees (18" + DBH), provide ISA Certified Arborist report as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
5. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13. A&B. As per Sheet A-1 Site Data tables, this requirement is not being met, please revise. Please note that landscape or landscaping, as per ULDR 47-21.2.A.15, is defined at ground level and open to the sky. Porous pavers, and landscape area more than 5 ft. underneath building overhang shall not be counted towards the requirement. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum.
6. 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. Non-structure covered parking and drive aisle, as proposed on site plan, Sheet A-1, are subject to this requirement. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, illustrate such requirements on plans, and provide, in tabular format, all required versus provided VUA calculations.
7. 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 proposed trees in sight triangles to meet requirement.





8. The provided boundary site survey illustrates existing wood power pole and overhead wires within the proposed development site. Please advise whether these are to be removed or to remain. If proposed to remain, illustrate the location of overhead utilities on landscape plans and illustrate compliance with FPL Right Tree Right Place guidelines for tree selection and placement.
9. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities.
10. As per above comment, provide street trees in the right of way swale area, as per ULDR 47-21.13. B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees 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.
11. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
  - b) Provide Structural Soil Detail and composition.
12. 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.
  13. In order to maintain sight visibility, no opaque hedge shall be permitted to exceed 30 inches within 10 feet of the edge of waterway as per ULDR 47-19.5. Provide appropriate species, or shift plant material out of this area if needed. Illustrate this area and state this note on the plan.
  14. As per ULDR 47-23.8.B.1, a twenty-foot landscape yard is required adjacent to the existing bulkhead line and shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways, unless specifically approved by the planning and zoning board.
  15. 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 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:

No comments required.



Case Number: UDP-S24047

**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. 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](mailto: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. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Handicap people shall not be directed to travel behind parked vehicles to access the building. Adjust the proposed Handicap parking to meet the criteria listed above.
2. 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.
  - a. The minimum inbound and outbound stacking requirements is one (1) space off SE 15<sup>th</sup> Street, the stacking measurement starts at the back of proposed sidewalk and measured into the site. Parking spaces conflict with the inbound and outbound stacking requirements.
3. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
4. Per Section 47-20.5 For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer, or American Institute of Certified Planners certified planner which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
  - i. A deceleration lane will be located at the driveway, or
  - ii. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or
  - iii. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.
5. Vertical tandem parking spaces shall be subject to the following requirements:
  - a. Each tandem parking space shall be assigned to the same dwelling unit within a development.
  - b. Tandem parking spaces are permitted for multi-family dwelling development when associated with two or more bedroom residential dwelling units.
  - c. Tandem parking shall not be designated as guest parking.
  - d. Vertical tandem parking space shall only be allowed within an enclosed structure, such as a parking garage, that is associated with a multi-family dwelling development.
  - e. Vertical tandem parking space are prohibited to be placed on parking ramps or any grade that is greater than 2%.
  - f. Vertical tandem shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 14 feet in clear height above the parking space entrance level.
  - g. Include a schematic of the vehicular lift system that will be used with the plan set.
6. Provide a minimum of 5 feet wide clear sidewalk on **SE 15<sup>th</sup> 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. All circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the public right of way. Provide auto turn vehicular paths to depict how the valet circulation and loading and unloading in public right of way will work.
8. 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.
9. 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.
10. 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-S24047 – 1545 SE 15<sup>th</sup> Street, 1<sup>st</sup> Review

**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 January 25, 2025, 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. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
3. 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.
4. The site is designated Medium-High 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.
5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-



- vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
6. Provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
  7. 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.
  8. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
  9. 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 47-23.8, Waterway Use Requirements; the responses provided simply restate the criteria and lack specificity on how the project is meeting the criteria. Also, since a pool and dock are being proposed on the required 20-foot landscaped yard, the applicant will need to specifically request an encroachment to the Planning and Zoning Board.
    - b. Section 47-23.11, Modification of Yards; the responses provided simply restate the criteria and lack specificity on how the project is meeting the criteria.. The responses should provide examples as to how each criteria is met with the project design.
    - c. Section 47-25.2, Adequacy Review, provide response to item J – Public Schools.
    - d. Section 47-25.3, Neighborhood Compatibility, the responses provided simply restate the criteria and lack specificity on how the project is meeting the criteria. For instance, the response to the portion regarding loading facilities states that loading facilities shall be screened. Provide how the loading facilities will be screened. This is merely an example and not intended to depict the only item that needs updating as other portions require updates. See comment number 16 for further comments regarding Section 47-25.3, Neighborhood Compatibility
  10. Provide the following changes on the elevations:
    - a. Project is exceeding building height of 55 feet. Clarify the measurement for building height.. In addition, coordinate with the Flood reviewer in regards to the location of the parking garage as parking may not be permitted below BFE plus 1.4.
    - b. Provide a detail sheet depicting product materials, including images or pictures of actual application of such.
    - c. Label and identify all architectural materials including color.
    - d. Indicated the location of the property lines and setback line on all elevations.





- e. Remove the renderings from sheet A-1 and provide them as individual sheets. See comment number 18 for further information.
  - f. Identify the location of rooftop equipment on building by outlining the equipment with dash lines.
  - g. Clarify the finished floor requirements per floodplain and FEMA. If the finish floor will be raised, then provide location and details for stairs and ramps.
  - h. It appears that the proposed balconies and aluminum awnings in the rear are encroaching onto the required 20-foot rear setback and required 20-foot landscape area. Provide dimensions.
11. Provide the following changes on the site data table:
    - a. Update table to reflect a "required" column.
    - b. Update the site data table to reflect correct side setback as per height of the building.
    - c. Remove question mark from "provided" column under green area.
    - d. Add parking calculations: required and proposed.
  12. Provide the following changes on the site plan:
    - a. 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 Florida Power & Light Company indicating such.
  13. Pursuant to Section 47-23.8, Waterway Use, a 20-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty 20-foot yard shall not be used or developed for any purpose other than landscaping and the minimum number of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. The proposed encroachment into the 20-foot landscape area will require approval by the Planning and Zoning Board.
  14. Pursuant to Section 47-23.8, Waterway Use, demonstrate on how the project is protecting and enhancing the scenic view of the water through graphic illustrations in the site plan set.
  15. Pursuant to Section 47-23.11, Modification of Yards, based on the height of the building, the required side yard setbacks shall be approximately 27 feet. As proposed, the side setbacks are 10 feet. Demonstrate how such modification meets the criteria for requesting a yard modification. The proposed yard modification will require approval by the Planning and Zoning Board.
  16. The project does not account for grade elevation changes to a higher grade level which impact the location of stairs, ramps, and lobby; these items should be depicted in more detail on the elevations.
  17. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the 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, if screening is proposed.



18. Pursuant to Section 47-25.3.A.3.e, Neighborhood Compatibility Requirements, projects must be compatible with and preserve the character of the adjacent area. As such, the proposed building mass and scale does not appear to meet this section of code and revisions are necessary. Revisions should include:
- South elevation, relocate the lobby to face the street to provide for better activation along the public realm;
  - South and north elevations, articulate the facades with additional breaks in the mass with more transparency on the south elevation;
  - Diversify the design with varying stepbacks, material changes, minor wall offsets, height variations, and accent lines;
  - Incorporate the stair and elevator shaft into the building volume; and
  - A 10-foot landscape strip is required along all property lines which are adjacent to residential property.
  - See below for examples. These images are meant to provide a visual representation of certain design aspects mentioned above and are not all encompassing of potential solutions.



19. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."



- a. **Provide a context plan** of general area indicating proposed development and all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
  - b. **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 ascertain 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. Include building details, outdoor seating 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 outdoor seating and 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, pools, etc. Indicate if any parks or open space will be impacted;
  - f. **Provide a night-time rendering** of the proposed project elevations.
20. If docks are proposed, an application may need to be presented to the Marine Advisory Board. Contact Andrew Cuba, Supervisor of Marine Facilities (954-828-5236) to confirm. Note that the presentation to the Marine Advisory Board will need to occur prior to Planning and Zoning Board.
21. Pursuant to ULDR, Section 47-19.13, Resiliency Standards for Tidal Flood Protection, if there are any proposed repairs to existing seawall and/or the reconstruction of the existing seawalls, the new seawall will need to meet flood requirements for sea level rise through the year 2070..
22. Provide a vehicle and truck movement plan that displays adequate movement.
23. 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. Currently, there are no values shown to the north, west and south property lines. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.
24. Be advised, additional comments may be generated based on revised plans.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the case planner (Michael Ferrera, [mferrera@fortlauderdale.gov](mailto:mferrera@fortlauderdale.gov)) to review project revisions.
2. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



UDP-S24047 - 1545 SE 15 ST.

