



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 13, 2018

APPLICANT: Beach Boys Plaza, Inc.

PROJECT NAME: Beach Boys Plaza

CASE NUMBER: R18011

REQUEST: Site Plan Level IV Review: 205 Room Hotel With 4,076 Square Feet of Existing Restaurant Use, 6,114 Square Feet of Existing Retail Use, 2,010 Square Feet of Additional Retail Use and 395 Space Parking Garage

LOCATION: 401 S Fort Lauderdale Beach Boulevard

ZONING: A-1-A Beachfront Area (ABA)

LAND USE: Central Beach Regional Activity Center (C-RAC)

CASE PLANNER: Yvonne Redding



Case Number: R18011

CASE COMMENTS:

Please provide a response to the following:

1. Provide the type of construction.
2. Provide response if Metal Mesh enclosing the parking garage on East and West Elevation to meet ventilation requirements per FBC406 for open or enclosed parking garage.
3. Square footage Breakdown of Occupancy Groups per floor from Ground Level to Level P06 per FBC in the form of a Table.
4. Provide the means of protection for rooms 10-20 for pool access at Level 07.

GENERAL COMMENTS:

The following comments are for informational purposes:

1. Permit Applications [F.B.C. 2017-105.3.1.4], Detailed valuation [F.B.C. 2017-109.3]
2. Signed and sealed plans [F.B.C. 2017-107.3.4.0.4]
3. Site plan Details [F.B.C.2017-107.3.5A(1)] setbacks. N. ____, E. ____, S. ____, W. ____
4. Finished Floor. ____, Flood Zone. _____. Flood vents hazard details [F.B.C.2017-107.3.5A(8)n]
5. Geotechnical Report with recommendations [F.B.C. 2017-107.3.5A.(8)a] or Positive soil statement.
6. Broward County Environ. Review Certificate new Construction. [F.B.C.105.2.3.4]
7. Special Inspector form completed [F.B.C.2017-110.10.1-2]
8. Special Inspector Plan [F.B.C.2017-107.3.4.3.3] Threshold Bldg.[F.B.C.2017-107.3.5A(8)l]
9. Building structural calculations [F.B.C.2017-107.3.5A(8)f (if required)]
10. Plans insufficient MEPS, Details [F.B.C. 2017-107.3.5.1]Shop Drwgs. [F.B.C.2017-107.3.5.2]
11. Area breakdown: AC , garage, covered porch, balconies, [F.B.C.2017-107.3.5.1] Per floor ____x____
A/C _____ Total Area Under Roof_____ Building Footprint_____ Roof_____
12. Product approvals accepted by designer of record: windows, doors, roof, garage doors, Etc.
[F.B.C.2017-107.3.5.4]
13. Occ. Classification, Min. Type construction, Code submitted to: [F.B.C.2017-107.3.5A(2) and(3)]
Ex. Occ. Class R3, Type VB FBC 2017 Fifth Edition
14. Floor plan dimensioned including window door schedule and attic access [F.B.C.2017-107.3.5.1]
15. Fire required draft stopping, opening protection, fire rated wall details [F.B.C.107.3.5A(4)]
16. Occupancy Load and Egress requirements [F.B.C.2017-107.3.5A(7)] Occupancy Load_____
17. Bedroom Light and Ventilation Requirements (F.B.C.2017-107.3.5A(11))
18. Accessibility requirements: Ex. Res. (1) 29" Clear toilet Rm. Door [F.B.C.2017-107.3.5A(10)]
19. Building Elevations showing beam and overall roof Ht. Roof drains, [F.B.C.2017-107.3.5]
20. Guards, handrails, stair detail., landings outswing doors, buck attachments [F.B.C. 2017-107.3.5.1]
21. Chapter 16 Main frame wind requirement criteria: Ex. ASCE 7-10 Etc. [F.B.C.2017-107.3.5.A(8)c.d.e)]
22. Structural plan Req.: foundation, wall, tiebeam, roof schedules [F.B.C.107.3.5A(8)i.j.k.]
23. Worst case wind loads PSF (Pos.+ Neg.-) for window and door openings [F.B .C. 107.3.5A(8)c]
24. Structural elements Spec.'s (wood, steel, etc.), schedule, sufficient details[F.B.C.2017-107.3.5.2]



25. Safety: Examples- pool barriers [F.B.C.2017-107.3.5A(13)], smoke/C.M. detectors [F.A.C.R314, 315], elevators (3" floor-5"max hoistway gate) inside door [ASME, ANSI A 17.1] Buildings more than 3 stories- Elevator car to accommodate ambulance stretcher [F.B.C.2017-3002.4.]Smoke Evac., Alarms
26. All fenestration and insulated areas to comply with F.B.C. Energy Conservation 2017 R402.4.1.1



Case Number: R18011

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Right-of-Way and/or permanent Right-of-Way Easement dedication as appropriate along east side of State Road A1A / Seabreeze Boulevard (coordinate with FDOT), to complete half of 85' Right-of-Way section per the most current Broward County Trafficways Plan; show linework in the plans and on easement exhibit. Clarify with BCPC the accuracy of State Road A1A / Seabreeze Boulevard existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if their dedications are to be Right-of-Way (which may affect building setbacks) or Right-of-Way Easement (which do not affect building setbacks). Please be advised that if Right-of-Way and/or Right-of-Way Easements per the Broward County Trafficways Plan are waived by FDOT (provide written correspondence), the dedications will still be requested by the City of Fort of Fort Lauderdale.
- b. Right-of-Way and/or permanent Right-of-Way Easement dedication as appropriate along west side of State Road A1A / Atlantic Boulevard (coordinate with FDOT), to complete half of 73' Right-of-Way section per the most current Broward County Trafficways Plan; show linework in the plans and on easement exhibit. Clarify with FDOT if their dedications are to be Right-of-Way (which may affect building setbacks) or Right-of-Way Easement (which do not affect building setbacks). Please be advised that if Right-of-Way and/or Right-of-Way Easements per the Broward County Trafficways Plan are waived by FDOT (provide written correspondence), the dedications will still be requested by the City of Fort of Fort Lauderdale. Clarify with FDOT the required dedication if only a portion of ground level is being redeveloped along State Road A1A / Atlantic Boulevard, also taking into consideration the existing 15' Public R/W Easement located along east property boundary.
- c. Permanent Sidewalk Easement dedication as appropriate along east side of State Road A1A / Seabreeze Boulevard to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show linework in the plans and on easement exhibit.
- d. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access), beyond the limits of Right-of-Way or Right-of-Way easement dedications to FDOT.

CASE COMMENTS:

A. Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments in Section A (additional comments may be required based on subsequent plan revisions):

1. 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. Please contact Rohan Punit at 954-828-5859 or rpunit@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility (TAM) Department to meet the Transportation aspect of the Adequacy requirements.



2. All proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County Highway Construction & Engineering Division (BCHCED), and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval or written correspondence (as appropriate) from the following agency for the improvements along:

- a. State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard – FDOT.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer; the BCPC may be contacted at (954) 357-6695.
4. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. 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.

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

5. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov.
6. Discuss status and provide background of existing encumbrances such as easements (including whether public or private) shown on ALTA / ACSM Land Title Survey: 5' R/W & Utility Easement and 5' Easement per Fort Lauderdale Beach Revitalization located near northwest corner of property to be developed; 5' Easement located along north property boundary; 15' Public R/W Easement & 15' Utility Easement located along east property boundary; and 10' FPL Easement that extends near center of property. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.
7. Discuss if existing 15' Utility Easement along east property boundary (i.e. fronting State Road A1A / Atlantic Boulevard) is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of the proposed stairs and sidewalk dining area located within their Utility Easement. Otherwise, please be advised a 'letter of no objection' may be required from each private utility owner that has an interest in this Utility Easement.
8. Coordinate potential impacts to Coastal Construction Control Line (CCCL) Program with Florida Department of Environmental Protection (FDEP) as appropriate, for proposed excavation east of the CCCL. More accurately depict on Site Plan and Landscape Plan the proposed Commercial Bldg Addition located within south end of 'Unexcavated' hatched area (i.e. near State Road A1A / Atlantic Boulevard).



9. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement boundaries as applicable for this project.
10. 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](#).
11. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
12. Sheets A-2.01 thru A-2.04 (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 State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard, if any building overhang is proposed.
13. Show and label on Site Plan clear sidewalk width (coordinate with TAM) for public pedestrian access along development side of State Road A1A / Seabreeze Boulevard, to be located within FDOT Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate; coordinate required sidewalk width with FDOT and TAM, and align back of sidewalk with Right-of-Way, Right-of-Way Easement, and/or Sidewalk Easement boundary as appropriate.
14. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for all proposed State Road A1A / Seabreeze Boulevard driveway access points (i.e. Parking Garage, Loading Zone, etc.); coordinate with FDOT and TAM.
15. Per ULDR Section 47-20.5.C.6, show and label on Site Plan the minimum vehicle stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated within the stacking area (as measured from the City's street or alley Right-of-Way boundary) so that vehicles do not block parking stalls, parking aisles or driveways of off-street parking facilities; coordinate with parking garage gate access if appropriate. Inbound vehicle stacking requirement for this project appears to be 4 vehicles to serve the 395 proposed parking spaces. Vehicle stacking requirements within other jurisdictional Right-of-Way (i.e. FDOT, BCHCED, etc.) shall be coordinated with those agencies.
16. 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.



17. Review potential to provide narrower 20' driveways at two-way ingress/egress points to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. Provide copy of FDOT Pre-Application letter for proposed driveway access to their roadways. If wider driveways are required for functionality of proposed development (especially semi-trailer access to Loading Dock Area):
 - a. Provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing the site.
 - b. Dimension and label on Site Plan the type of proposed loading zone required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, the number of employees, etc.
 - c. Please be advised that turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
 - d. Label vertical clearance for Loading Zone area, which shall be minimum 14' for Type I and Type II loading zones.

18. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth (please refer to applicable ADA standards and Florida Building Code for the required geometric dimensions of ADA parking spaces), as well as sloping floor and ramp grades. ADA parking spaces serving a particular building shall be located on the shortest safely accessible route at least 44 inches wide that users will not be compelled to walk or wheel behind parked vehicles; show and label ADA accessible route(s) serving proposed development.
 - b. Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.
 - c. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - d. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - e. 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.
 - f. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.

19. Sheet A-1.06: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car or where the number of parking spaces in the dead end is 10 or less (AASHTO "P" Design Vehicle).

20. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements; discuss whether these will be operated by valet parking attendants.

21. Verify and discuss ADA accessibility design for sidewalk improvements along State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard, especially ground floor access to the new 'Beach Boys Plaza' building (along the entire perimeter), 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.

22. Provide truck turning templates, routing plan and discuss truck access requirements internal to the proposed development; in addition, provide Truck Routing Plan for justification of all proposed curb cuts, for truck access to / from major roadways in vicinity of the project.
23. Clarify design intent of site grading in the vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
24. Provide the storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Any site that goes through DRC must store at least the 25-year 3-day event on-site with NO EXCEPTIONS, if proposed drainage design is not intended to meet or exceed the pre-existing site condition. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
25. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard:
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov. Please be advised that 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.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Please be advised that Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, email plan@fortlauderdale.gov.
 - e. Provide flow test results; submit the application to Water Billing Division, available online at the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=22765>.
 - f. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
26. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed development will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure (coordinate as appropriate with FDOT for mitigation of additional runoff within their jurisdiction). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.



27. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
28. Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Protection Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
29. Construction Staging and Storage Site Plan (Sheet A-6.00): Proposed Construction Layout Area, Temporary Toilet Area, Water Barriers, and 6' Fencing w/Windscreen shall not encroach onto adjacent City of Fort Lauderdale private property (i.e. beyond north property boundary); coordinate any proposed encroachment into adjacent State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard Right-of-Way with FDOT.
30. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
31. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated. Especially coordinate undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.
32. Please be advised that Drainage Well, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions as appropriate.
33. Discuss disposition of existing private drainage system (per City Utility Atlas Maps) that currently connects from proposed development site to adjacent private City of Fort Lauderdale property (i.e. beyond north property boundary) and public Right-of-Way (i.e. State Road A1A / Seabreeze Boulevard). Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
34. 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.
35. Verify with FDOT their requirements for milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within State Right-of-Way jurisdiction; show and label in plans as appropriate.
36. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Right-of-Way / Easement Dedication / Vacation Exhibit.
 - b. Maintenance Agreement Area Exhibit.
37. Site Plan (Sheet A-1.00): Any permanent encroachment into other jurisdictional (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies, such as proposed on-site storm drain infrastructure, Urban Sculpture, and Benches.



38. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos (not Google Street View images) and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

B. Prior to Building Permit (Engineering) Approval, please respond to the following review comments in Section B:

39. Prepare and submit the following Civil Engineering drawings as part of DRC submittal, signed and sealed by a Florida registered professional Civil Engineer:

- a. Paving, Grading, and Drainage Plan, including any existing public storm drain infrastructure adjacent to the proposed development (show all pipe materials and sizes on the plan) to demonstrate how stormwater runoff will remain onsite (provide sufficient spot elevations around building footprint, landscape areas, and property lines). Please be advised that all proposed storm drains with City Right-of-Way shall be constructed with Reinforced Concrete Pipe (RCP).
- b. Water and Sewer Plan, including any existing water mains, force mains, gravity mains, etc. (show all pipe materials & sizes on the plan). Please be advised that all proposed water mains constructed within City Right-of-Way shall be Ductile Iron Pipe (DIP).
- c. Erosion and Sediment Control Plan, to be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies. Please be advised that proposed silt fence taller than 30" is not allowed within sight triangles.
- d. Signing and Marking Plan, including details, and label radii of all landscaping and pavement areas.
- e. Provide typical cross-sections along all property lines, including at driveway access points, at on-street parallel parking lanes, and at landscape areas as appropriate. Show how the existing and proposed grades will tie to one another, and how stormwater runoff will remain onsite. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage Plan.

40. Bike racks (if recommended by TAM) shall be located within the proposed development property lines, and outside sight triangles, easements and dedications.

41. Provide and label typical roadway cross-sections for the proposed development side of State Road A1A / Seabreeze Boulevard and State Road A1A / Atlantic Boulevard: at driveway access points and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.

42. Coordinate with Stephanie McCutcheon at 954-828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling; please be advised that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.

43. Provide drainage pipes to drain structural soil (per Silva Cell specifications or approved equal) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.

44. Provide Demolition and Utility Disposition Plan for existing building structures, paved areas, walls, and underground utilities, including limits of any existing City sanitary sewer, storm drain, and/or water main infrastructure to be removed and/or modified.

45. Provide Utility Connection Plan for all franchise utilities (i.e. AT&T, Comcast, FP&L, etc.) in addition to the water and sewer connections.



46. Show all existing and proposed utilities on the landscaping plans for potential conflict.
47. Provide dedicated fire service connection (i.e. not combined with domestic water service connection), as applicable per the NFPA guidelines, for the proposed development. Buildings with fire pumps must have an adequate and reliable capacity and shall be of single supply as per AHJ per NFPA 24 2.3. Per NFPA 13 23.1.3.2 (2007 ed.), when a single supply serves a main less than 6 in., then it may serve both domestic and fire systems. If fire main required is larger than 6 in. must be single use and dedicated to fire service.
48. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
49. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHCED, and City Right-of-Ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHCED, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public Right-of-Way will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

50. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Howard Clarke at 954-357-5760 or hoclarke@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
51. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to the engineering reviewer.
52. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
53. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
54. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and



minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:

a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:

- 1) Include a narrative for each phase along with roadways utilized for materials delivery.
- 2) Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
- 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
- 4) Show location, type, and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of the fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles.
- 5) Show location and type of construction crane(s), including span radius.
- 6) Indicate location and number of portable restrooms, dumpsters, and trash chutes.
- 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
- 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
- 9) Indicate location and time frame of any street closures (part or entire street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more.
- 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase.
- 11) Show location of parking for inspectors and construction personnel. Include all off-site parking – location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show the route of the shuttle.
- 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
- 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown in a separate drawing, prepared at an appropriate scale in order to illustrate route through the City.
- 14) Indicate where and how concrete trucks will stage during multiple yardage pours.
- 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving the site from vehicular traffic.
- 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
- 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes.
- 18) Indicate schedule for street sweeping of periphery of the construction site.
- 19) Indicate if dewatering is proposed.

55. Please be advised a dewatering permit from Broward County Environmental Protection Department (EPD) is required for sites within ¼ mile of a known contamination site. A map of contaminated sites can be found at <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=5d9ec5c1eb614c8b88d8990f48b15b7a#> or contact Norman Arrazola at narrazola@broward.org or 954-519-1237 to make this determination.



56. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
57. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in City Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
58. Please note that any lighting within the City's Right-of-Way shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License Agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance Office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-of-Way.
59. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's Right-of-Way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
60. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at 954-828-7809 or rjohnson@fortlauderdale.gov, as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R18011

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Fire command room needs door leading directly outside.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Pool deck must have enough egress capacity.

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.
2. BDA radio system must be installed.
3. Building will require two water supplies for fire use.



Case Number: R18011

CASE COMMENTS:

Please provide a response to the following:

1. Include all trees on site and in adjacent right-of-way on existing tree plan or existing tree site survey illustrating all existing trees and palms, and number each one.
2. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
3. 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.
4. Provide street trees along Seabreeze, 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.
5. 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. Provide structural soil adjacent to Gumbo limbo along S perimeter.
6. Reduce driveway widths to 20' at north entrance and 22' at south entrance.
7. Provide canopy trees within seating areas facing the beach to maximize a positive pedestrian experience by providing maximum shade.

GENERAL COMMENTS

Please consider the following prior to submittal for Building Permit:

8. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
9. 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.
10. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review



Case Number: R18011

CASE COMMENTS:

Please provide a response to the following:

1. Consider alarm systems for individual business/office spaces
2. Stairwells should egress only first floor
3. The stairwell leading from the ground floors to pool deck should be access controlled to minimize unwanted pedestrians/non-guest/ unwanted activity.
4. Hotel rooms should consider in-room safes.

Noted: All pool access points shall be protected in accordance with the requirements of chapter 64e-9 of the Florida administrative code; All exterior envelope windows and doors shall be impact rated and entry doors shall be properly illuminated; Building shall be fitted w/ intercom/video access control system; Unit entry doors shall be fitted w/ 180 degree peephole door viewers and deadbolt secondary locks; CCTV shall be used at all entrance/ exit points of the building, including parking garage, lobby areas, stairwells, elevators and strategically placed throughout parking garage; Loading area, service corridor, restaurant, common areas, and where money is handled or stored; Easily identifiable and accessible emergency communication devices shall be placed in the parking garage; Light-reflection type paint shall be considered to increase ability To observe movement in the parking garage; Electronic access control shall be considered at hotel rooms, elevators, loading/ maintenance areas, and amenities areas; Clear and concise signage shall be placed throughout the site for directional purposes, and to delineate restricted areas from common areas; Roll up grille gate in loading area; Valet station with lockable key box

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18011

CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall address these comments:

1. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems. City's GIS shows existing stormwater assets connected from onsite to offsite, which may need further evaluation for disconnection as appropriate.

Prior to Issuance of Building Permit, the applicant shall address these comments:

2. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure



compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.

- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporary construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPPP and permit(s)

Dewatering Notes

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork



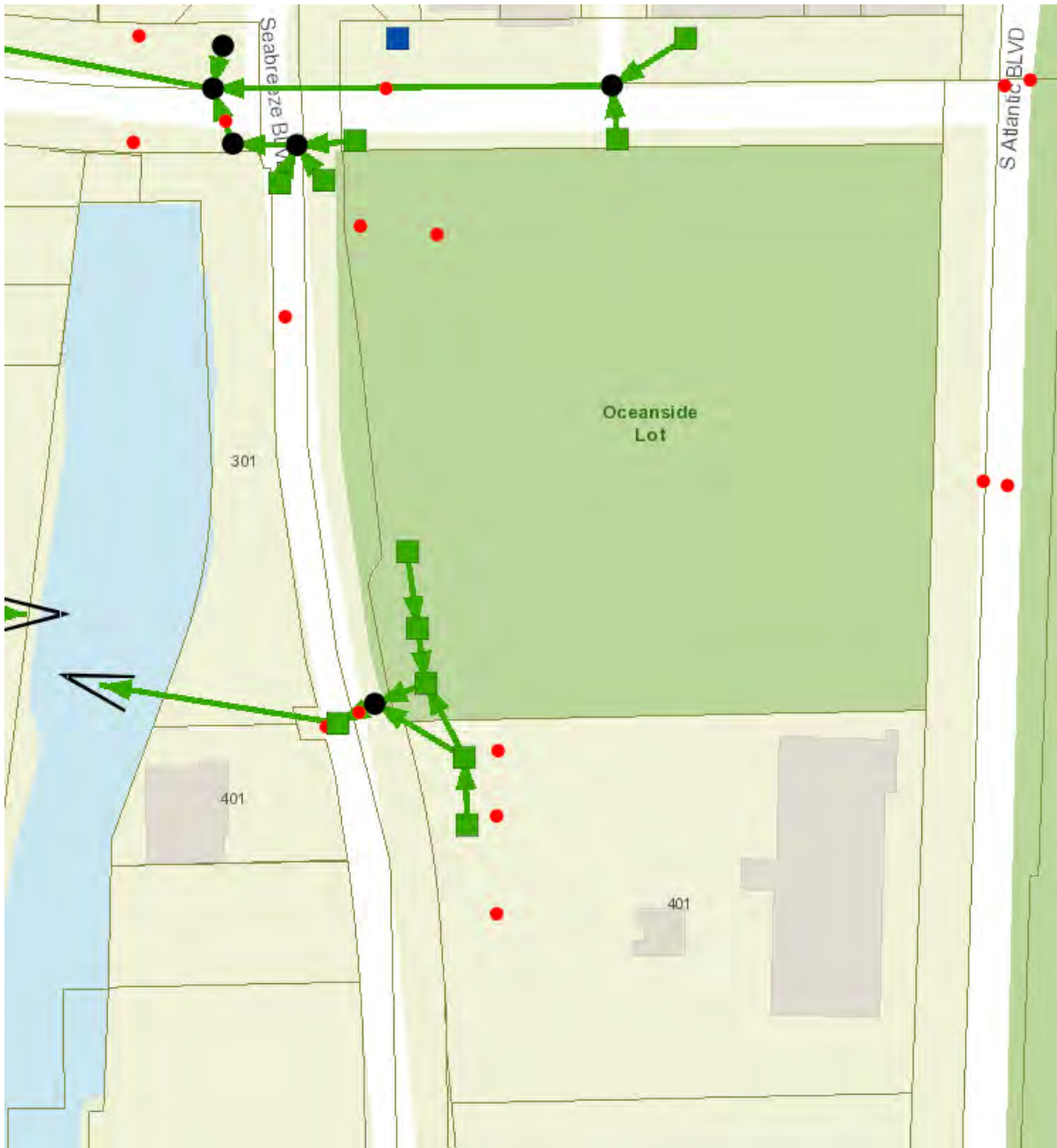
will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:

<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>

- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
 - c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
 - d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.
3. No private stormwater infrastructure (pipes, basins, drainage wells) can be constructed in City Right of Way or drainage easements serving existing City's stormwater utilities. Please remove (if applicable) any the proposed stormwater systems that are not in compliance with this requirement or provide appropriate documentation if the City Rights-of-Way (or easement) has been vacated to allow the construction of private underground utilities.



Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18011

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. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. 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.
7. Containers: must comply with 47-19.4
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Draw equipment on plan to show it will fit in trash room.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o 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 smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o 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:

1. None



Case Number: R18011

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Elevation changes must start on the property line not within the public right of way/easement.
3. The 5 foot pedestrian movement easement that will be provided the north side of the property must be at the ground level and shouldn't be obstructed with furniture that would be used for dining.
4. Please provide auto turn movement for the largest type of projected vehicle maneuvering through the site.
5. Please provide the FDOT pre application access management letter.
6. Please shrink the driveways to 20 feet.
7. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
8. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
9. Additional comments will be provided upon further review off traffic impacts and potential mitigations.
10. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. 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.
3. 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: R18011

- 1) 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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-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.
- 2) The site is designated Central Beach Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. The City monitors and tracks development entitlements in the Beach Regional Activity Center based on available residential units and vehicular trips. Provide the net number of vehicular trips the project is expected to generate. Note the traffic statement/report indicates the number of automobile trips generated by the projects programming, however, it does not appear that multi-modal credits were applied or referenced in the report. Please confirm with the Transportation and Mobility Representative.
- 3) It is recommended that applicant meets with the Beach CRA staff and the project design team (EDSA and Kimley-Horn) regarding planned CRA improvements, including the State Road A1A Streetscape to ensure the proposed project is compatible with the Las Olas Boulevard Corridor Improvement project. The applicant is strongly encouraged to present the proposed project to the Beach Redevelopment Board prior to the Planning and Zoning Board meeting.
- 4) The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee is required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). 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 Yvonne Redding for more information (954-828-6495).
- 5) This application is subject to Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c, Public Participation requirements. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to 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.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are 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.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 6) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site

does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.

- 7) Pursuant to the Unified Land Development Regulations ("ULDR"), Section 47-25.2.P, this site is located in an area that the City has identified as an archeological site. The applicant is required to contract with an archeologist to provide a Phase I (reconnaissance level) archeological survey that will include a shovel test and soil boring that includes samples from throughout the project site. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted prior to appearing before the Planning and Zoning Board or final DRC approval (if PZB is not required), to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.
- 8) Provide complete narrative responses clearly addressing the criteria in ULDR Sec. 47-12.6 Central Beach Development Permitting and Approval. In addition, provide details regarding the phasing plan for the project.
- 9) Provide additional details and/or expanded explanations narrative responses to clearly address the criteria in ULDR Sec. 47-25.3 Neighborhood Compatibility including the following:
 - a. Provide to all Neighborhood Compatibility criteria.
 - b. Provide percentage calculation clearing indicating how much of the overall design the podium occupies;
 - c. Clarify how the design including mass and scale is in context with the existing neighborhood in response to 47-25.3.E Neighborhood Compatibility and Preservation;
 - d. Describe how the proposed building height fits with the context of adjacent development;
 - e. Clarify and describe open space areas on the ground floor particularly adjacent to the City Park;
 - f. Bulk Controls and Massing Guidelines; specify how the proposed project meets the requirements for overall height, plane moderation, and façade treatment;
 - g. Fenestration, specifically how street level windows and doors have been treated.
- 10) Provide more balance between the development program, landscape and open space throughout the project. It appears that the proposed programming encompasses the entirety of the development site. The site also appears to be over parked based on the uses proposed, which also contributes to the overall building size and building mass and impact of the parking garage podium on the public realm.
- 11) Provide the following changes on site plan:
 - a. Provide building setbacks along A1A;
 - b. Provide dimension of building length and width;
 - c. Provide total pervious and impervious area calculations;
 - d. Provide open space calculations;
 - e. Provide linear feet of sidewalk;
 - f. Reduce the drive aisle widths to 22 feet;
 - g. Provide alternate location for the FPL transformer;
 - h. Provide 10 feet unobstructed clear path along the north property boundary;
 - i. Provide active liner uses along the parking garage;
 - j. Provide additional canopy trees along the street frontages;
 - k. Consider pervious paver blocks in appropriate locations throughout the site;
 - l. Clarify internalization to parking.



- 12) Provide the following changes on elevations:
 - a. Provide setbacks to building exterior and balconies/architectural features;
 - b. Building tower elements should be designed to contribute to the overall skyline composition. Consider architectural and/or sculptural elements that enhance the building top;
 - c. Consider more movement to the tower element and/or soften the sharp angular form. Consider a variety of window types and scale of openings;
 - d. The parking garage façades appear exposed. Parking facing the street and park should be lined with active uses. Parking garage ramps and interior space should not be visible along primary streets, waterways and parks. Reduce the amount of unlined parking and utilize exceptional design solutions that are incorporated into the overall building architecture for those portions that cannot be lined with uses i.e. placement of garage "cut-out" design elements should not expose ramp structure;
 - e. The solid wall feature located on pool deck should include a more creative design and more transparent material to create a visual connection to the space.

- 13) 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 outline of 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 stop(s).
 - 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. Include a rendering of the proposed project as it would be viewed from the Las Olas Bridge.
 - 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.
 - f. **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.
 - g. **Provide a night-time rendering** of the proposed project elevations.

- 14) Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.

- 15) 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, solar panels, tank-less water heaters, pervious pavement where appropriate and rain collection systems to reduce potential for tidal flooding

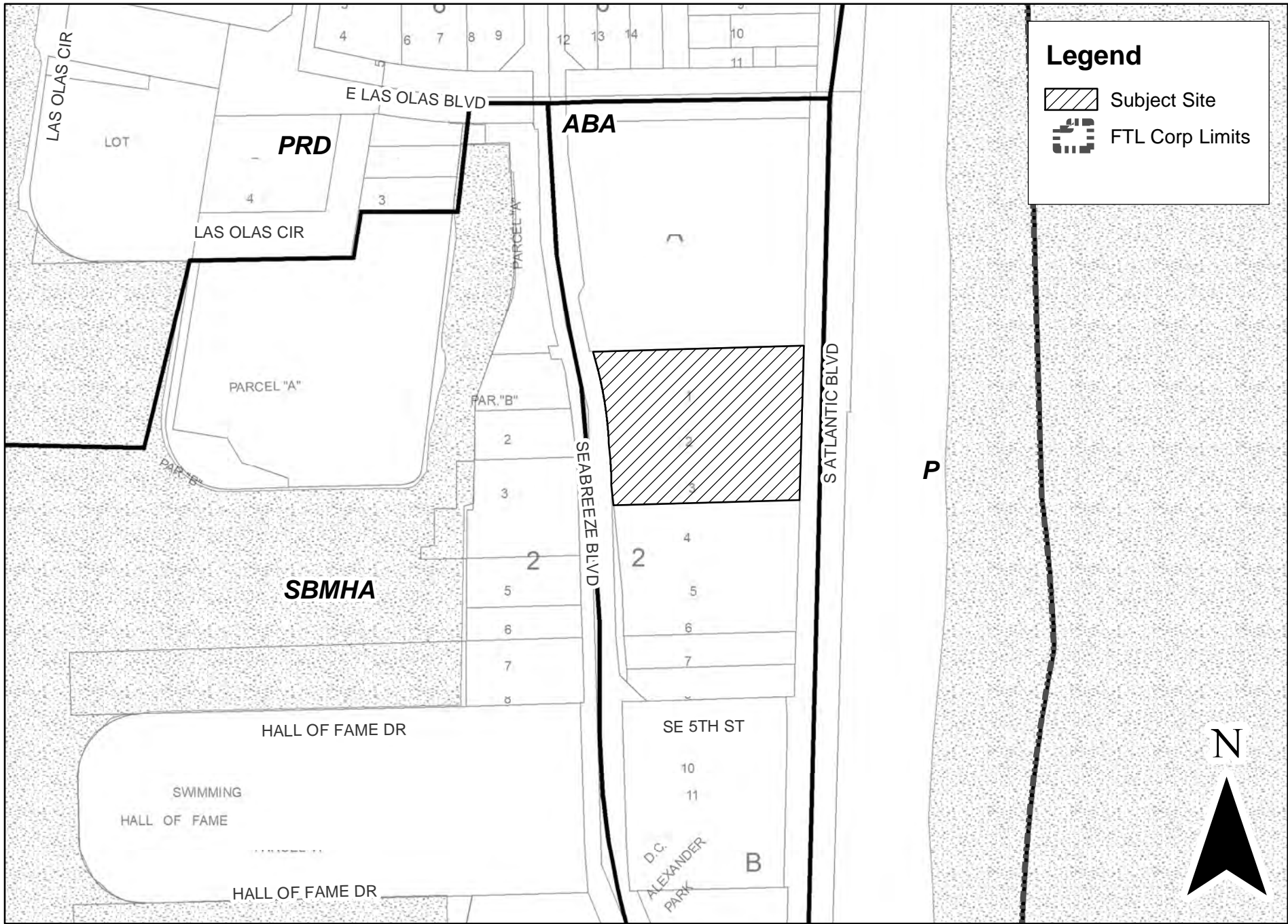
to the west of the property. Describe how equipment on the ground floor can be protected from tidal flooding or storm surge considering project 50-year sea level rise.

- 16) Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at kwarfel@fortlauderdale.gov.
- 17) 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: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.
- 18) 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.
- 19) Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.

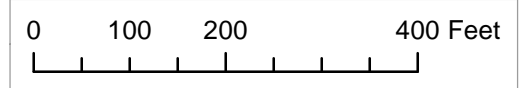
GENERAL COMMENTS

The following comments are for informational purposes:

- 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) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Lorraine Tappen, (call 954-828-5018) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 22) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 23) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 24) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



R18011



Graphic Scale