



## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**MEETING DATE:** February 27, 2018

**APPLICANT:** 1055 N Federal, LLC.

**PROJECT NAME:** The Dale / Link Hotel

**CASE NUMBER:** R18017

**REQUEST:** Site Plan Level III Review: Parking Reduction for Changes to Existing Hotel and 7,070 Square Foot Building Addition Including 2,349 Square Foot Restaurant, 4,197 Square Foot Gymnasium and 524 Square Foot Barbershop

**LOCATION:** 1055 N Federal Highway

**ZONING:** Boulevard Business (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Randall Robinson



**Case Number: R18017**

**CASE COMMENTS:**

1. Cover sheet on proposed plans classify the Hotel use as Group R-2: non-transient. Affirm that this is accurate.
2. Supplemental Narrative describes the proposed additions as accessory uses (Occupancies). FBC (2017) 508.2.3 Accessory occupancies are limited to 10% of the story to which they are located. Proposed occupancy is 72% Group R-1 and 28% other group. (Group A-3 Gym, Group B Barber and Group A-2 Restaurant). Consider classifying the project as mixed use.
3. Provide cost breakdown for the project.
4. Provide Life Safety plan.

**Please Consider the Following:**

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. Florida Building Code 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://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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;



- a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
- b. [https://floridabuilding.org/dca/dca\\_fbc\\_default.aspx](https://floridabuilding.org/dca/dca_fbc_default.aspx)
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

### **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] Non SFR over \$15,000 [F.B.C. 2017-107.3.4.0.1] Work on S.F.R. over \$30,000 [F.B.C. 2017-107.3.4.0.3]
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, All additions or 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. R3 or R2 Townhomes HVHZ design calculations, [F.B.C. 2017-107.3.5.2]
10. Building structural calculations [F.B.C. 2017-107.3.5A(8)f (if required)]
11. Plans insufficient MEPS, Details [F.B.C. 2017-107.3.5.1] Shop Drwgs. [F.B.C. 2017-107.3.5.2]
12. 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 \_\_\_\_
13. Product approvals accepted by designer of record: windows, doors, roof, garage doors, Etc. [F.B.C. 2017-107.3.5.4]
14. 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
15. Floor plan dimensioned including window door schedule and attic access [F.B.C. 2017-107.3.5.1]
16. Fire required draft stopping, opening protection, fire rated wall details [F.B.C. 107.3.5A(4)]
17. Occupancy Load and Egress requirements [F.B.C. 2017-107.3.5A(7)] Occupancy Load \_\_\_\_
18. Bedroom Light and Ventilation Requirements (F.B.C. 2017-107.3.5A(11))
19. Accessibility requirements: Ex. Res. (1) 29" Clear toilet Rm. Door [F.B.C. 2017-107.3.5A(10)]
20. Attic ventilation calculations or Icynene [F.B.C. 2017-107.3.5D(3)] Flame Spread Max 25 Icynene
21. Building Elevations showing beam and overall roof Ht. Roof drains, [F.B.C. 2017-107.3.5]
22. Guards, handrails, stair detail., landings outswing doors, buck attachments [F.B.C. 2017-107.3.5.1]



23. Chapter 16 Main frame wind requirement criteria: Ex. ASCE 7-10 Etc. [F.B.C.2017-107.3.5.A(8)c.d.e)]
24. Structural plan Req.: foundation, wall, tiebeam, roof schedules [F.B.C.107.3.5A(8)i.j.k.]
25. Roof framing: truss anchors and uplifts including permanent bracing [F.B.C.107.3.5A(8)k]
26. Worst case wind loads PSF (Pos.+ Neg.-) for window and door openings [F.B.C.107.3.5A(8)c]
27. Gable End detail / beam elevation changes /rake beam details[F.B.C.2017-107.3.5.2]
28. Structural elements Spec.'s (wood, steel, etc.), schedule, sufficient details[F.B.C.2017-107.3.5.2]
29. 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
30. All fenestration and insulated areas to comply with F.B.C. Energy Conservation 2017 R402.4.1.1



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**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Right-of-Way and/or permanent Right-of-Way Easement dedication as appropriate along west side of US-1 / N Federal Highway (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCPC the accuracy of US-1 / N Federal Highway 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).
- b. Permanent Sidewalk Easement dedication as appropriate along west side of US-1 / N Federal Highway to accommodate portion pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. 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); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

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

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](mailto:rpunit@fortlauderdale.gov).
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. US-1 / N Federal Highway – 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. Prior to Final DRC sign-off, Title Commitment or Opinion of Title shown on signed and sealed boundary and topographic survey 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.

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. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: 10' Sanitary Sewer Easement, 6' FP&L Easement, and 10' FP&L Easement. Obtain a 'letter of no objection' from Public Works for construction of proposed landscape trees and irrigation located within their Sewer Easement.
6. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
7. If proposed site improvements trigger 50% replacement value threshold, per ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property minus 1 foot (maximum height); allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached.
8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along US-1 / N Federal Highway; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement boundaries as applicable for this project.
9. Existing and proposed driveway approaches to US-1 / N Federal Highway: Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
10. Continue concrete sidewalk across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for proposed US-1 / N Federal Highway driveway access points (coordinate with FDOT).
11. Coordinate vehicle stacking requirements with FDOT for all driveways along US-1 / N Federal Highway, adjacent to the proposed development; provide bypass lane between two northern driveway access points along US-1 / N Federal Highway, to minimize queuing possibility of on-site vehicles backing-up into US-1 / N Federal Highway southbound travel lanes.
12. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6.
13. If proposed site improvements trigger 50% replacement value threshold, per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
14. Provide preliminary Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
15. Provide preliminary Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the



proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way.

16. 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, unless proposed drainage design is based on Pre vs. Post analysis. 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.
17. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along US-1 / N Federal Highway and 10' Sanitary Sewer Easement. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
  - a. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or [srobertsjr@fortlauderdale.gov](mailto:srobertsjr@fortlauderdale.gov). Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
  - b. For Water Distribution, contact Keith Hutchison at 954-828-7682 or [khutchison@fortlauderdale.gov](mailto:khutchison@fortlauderdale.gov). Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
  - c. 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](mailto:plan@fortlauderdale.gov).
  - d. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
18. 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.
19. 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.
20. Please see Attachment 'A' for General Advisory Information (Engineering).



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**ATTACHMENT 'A' - GENERAL ADVISORY INFORMATION (ENGINEERING):**

1. Meet the City's Adequacy requirements for 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. Dedication of rights-of-way: Please be advised that if Right-of-Way and/or Right-of-Way Easements (per the Broward County Trafficways Plan), including corner chords (per ULDR Section 47-24.5.D.1.p.vi), are waived by FDOT and/or BCHCED (provide written correspondence), the dedications will still be requested by the City of Fort of Fort Lauderdale.
  - b. Transportation/Pedestrian facilities: Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.
  - c. Stormwater: Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Drainage facilities: Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
  - d. Potable water: Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

Potable water facilities: 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](mailto:rpunit@fortlauderdale.gov).

    - i. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
    - ii. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
    - iii. Where the county is the projected service provider, a similar written assurance will be required.
  - e. Wastewater: Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and





easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Sanitary sewer facilities: 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](mailto:rpunit@fortlauderdale.gov).

- i. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
  - ii. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
  - iii. Where the county is the projected service provider, a written assurance will be required.
  - iv. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.
2. 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.
3. All existing driveways (accessing City Right-of-Way) not being utilized by the proposed development shall be fully removed and areas restored as appropriate.
4. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system; in cases where a hard surface or drive which is adequate to support the combined full weight of the bulk container, the enclosure and service vehicles does not



exist, a 10' wide hard surface extension directly in front of the bulk container shall be required for purposes of emptying the container.

5. Provide ADA accessibility, required within public Right-of-Way and areas of public accommodation within private property, 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).

Final construction checklist item shall include Engineer of Record (EOR) inspection of ADA accessible route(s) for the proposed development, and have necessary repairs made as appropriate.

6. EOR to perform due diligence to field verify all existing utilities (including those shown in City Utility Atlas Maps); coordinate with franchise utility owner for required undergrounding of overhead lines, and provide routing layout on Civil and Landscape plans as appropriate.
7. Applicant shall not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City of Fort Lauderdale.
8. 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.
9. Provide Demolition and Utility Disposition Plan for any existing building structures, paved areas, walls, underground utilities, etc.
10. Provide Utility Connection Plan for all franchise utilities, such as AT&T, Comcast, FP&L, Teco, etc.
11. 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.
12. 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.
13. Any road cuts for utilities or curb cuts within in the City Right-of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
14. Prior to obtaining demolition permit, 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. Current 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.
15. 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.

16. 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.

17. 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](mailto:hoclarke@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux 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.
18. 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.
19. Route and obtain approval from Broward County Traffic Engineering Division on any pavement marking and striping plans within City Right-of-Way.
20. Verify the means for demolishing 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 impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
21. 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.
22. 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](mailto:narrazola@broward.org) or 954-519-1237 to make this determination.
23. 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](mailto:smemberg@sfwmd.gov)).
24. 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 both existing and proposed ERC's as appropriate. Impact Fees shall be paid prior to the issuance of the building permit.



25. 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.
26. 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.
27. Please discuss locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at 954-828-7809 or [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov), as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R18017

**CASE COMMENTS:**

Please provide a response to the following:

1. Show FDC location.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Building is three stories will require fire sprinklers per FBC 903.2.11.3

**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. Building must conform to the code applicable at time of submittal.
2. Occupants loads on second floor amenity deck may require additional exiting?



Case Number: R18017

**CASE COMMENTS:**

Please provide a response to the following:

1. Include all areas of property on plans, including water.
2. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation.
3. 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.
4. Decorative stone or gravel may be used only up to a maximum of ten percent of the total landscape area where the stone or gravel is to be used for decorative or other approved purpose as an adjunct to planting beds, as per ULDR 47-21.9.K.
5. Clearly delineate bed lines for all planting areas.
6. Clearly label landscape material.
7. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
8. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
9. Sheet L-3.01 Provide clear trunk measurement for palms, condition percentage as a number for all trees, and mitigation calculations for trees and palms.
10. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans.

**Please consider the following prior to submittal for Building Permit:**



11. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
12. 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.
13. 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: R18017

**CASE COMMENTS:**

Please provide a response to the following:

1. Consider alarm systems for individual business/office spaces and anywhere money is handled/stored.
2. All stairwells should egress only first floor. The open stairwell concept allows access to all areas of the site and could lead to potential security concerns.
3. The stairwell leading from the ground floor to terrace should be access controlled to minimize unwanted pedestrians/non-guest/ unwanted activity.
4. Hotel rooms should have in-room safes.
5. Consider CCTV use at all entrance/exit points of the buildings including parking areas, lobby area, stairwells, areas where money is handled or stored, and common areas. Retail and office areas should be pre-wired for their own CCTV systems. CCTV should be monitored and recorded to a remote location.
6. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
7. The use of electronic card access should be considered for entrance points, hotel rooms, and amenities areas.
8. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
9. Consider options of how to control the pool area and garden area from unwanted activity/persons.
10. Pool area should incorporate safety features to prevent unsupervised children from accessing the pool.

**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: R18017

**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. Please provide a 10 foot wide sidewalk along N Federal Highway.
3. Continue concrete sidewalk through the driveway.
4. Please install pedestrian lighting along the sidewalks.
5. Please provide landscape with street trees between the sidewalk and back of curb.
6. Please provide a breakdown of your parking requirement for each use that is being proposed and show how you are meeting this requirement.
7. Please provide the FDOT pre application access management letter.
8. The most northern driveway and drive aisle doesn't seem to serve much of a purpose, please eliminate this driveway.
9. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point. Please ensure this requirement is met.
10. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
11. 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.
12. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
13. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. 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.
14. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.



15. 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.
16. Additional comments may be provided upon further review.
17. 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: R18017

**CASE COMMENTS:**

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (See Unified and Land Development Regulations (ULDR), Section 47-27). Please contact the project planner for more information (954-828-5265).
2. Pursuant to Public Participation requirements of ULDR, Section 47-27.4.A.2.c., prior to submittal of the application to the 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. (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. The date and location of the meeting is 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 the 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.

Accordingly, 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. 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.

3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division, [tturner@broward.org](mailto:tturner@broward.org) or 954-357-6623, to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
5. Indicate the project's compliance with the following ULDR, sections by providing a point-by-point narrative response, on letterhead, with date and author indicated. Attach narratives to Planning & Zoning Board, City Commission and Final DRC sets.
  - a. Section, 47-20.3, Reductions and exemptions; and,
  - b. Section, 47-25.2, Adequacy Requirements.
6. Update the general narrative to provide a calculated estimate for value of proposed improvements including pool construction and demolition. When a nonconforming structure or a structure containing a nonconforming use is repaired, replaced, or restored, by more than 50% of the



replacement value of the overall cost, the site and the entire structure must come into compliance with the ULDR.

7. Include and show parking calculations for all new uses that will be open to the public on the site plan.
8. Consider a site design solution that capitalizes on the proximity to the water by improving the landscaping and buffer edge with potential pedestrian access along the west side of the property.
9. To continue the pattern of intermittent landscaping and trees along the lakefront and to further buffer and soften the appearance of the parking lot from the community across the lake, remove the northernmost parking space facing the lake and replace it with a canopy tree.
10. Coordinate drop-off area configuration along U.S. 1 with Engineering Rep and Florida Department of Transportation.
11. Remove the drive in front of restaurant, barber shop and gym and move building closer to street to create more presence along the street, promote a human scale experience, and to reduce the number of vehicular/pedestrian conflict areas/curb-cuts.
12. In order to most effectively animate public realm, ensure ground floor windows are of clearest glass allowed by Building Code.
13. Provide eye-level perspectives from south east and north east.
14. Pursuant to ULDR, Section 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of any proposed signage (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed colors and materials.
15. 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.
16. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
17. 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 FP&L indicating such.



18. The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
19. Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final Development Review Committee (DRC) sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
20. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
  - b. In order to facilitate mobility and patronage provide bicycle parking in visible, well-lit area(s) as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
  - c. Send email to [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov) for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
21. The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, require developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Neomi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
22. In keeping with the Mid-century Modern theme of the renovation, consider placing photographs and blueprints of the original hotel on the site in a prominent location i.e.

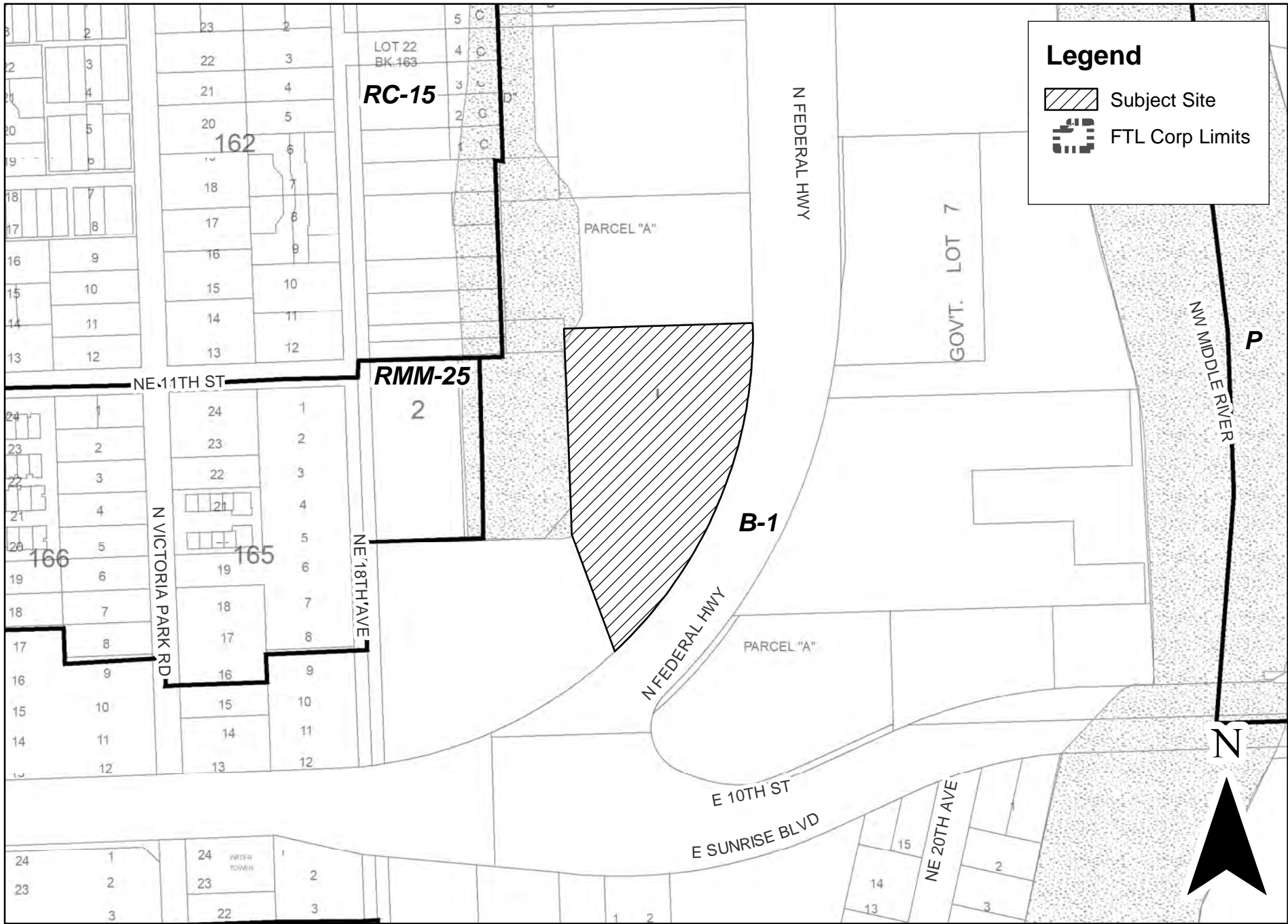


### General Comments

The following comments are for informational purposes.



23. If a temporary construction 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.
24. Provide staging and storage plan that indicates proposed fenced areas, material and equipment storage areas, construction parking plan, construction delivery truck routing, and crane locations. This plan shall also show multiple areas for various contractors (general, foundation, underground, franchise utilities, etc.), dewatering, pumping, sedimentation and filtering systems for dewatering foundations, and plans for maintaining traffic during the phases of construction. (To be completed prior to permit approval.)
25. 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, Randall Robinson by calling 954-828-5265 or via email at RRobinson@fortlauderdale.gov to review project revisions and/or to obtain a signature routing stamp.



**Legend**

- Subject Site
- FTL Corp Limits

R18017

