



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 24, 2018

APPLICANT: KT Seabreeze Atlantic, LP.

PROJECT NAME: 3000 Alhambra

CASE NUMBER: R18025

REQUEST: Site Plan Level IV Review: 311 Multifamily Residential Units and 15,000 Square Feet of Retail / Restaurant Use

LOCATION: 3000 Alhambra Street

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

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

CASE PLANNER: Jim Hetzel



Case Number: R18025

Please Consider the Following Advisory Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. On January 1st, 2018 the 6th 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
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

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

General Guidelines Checklist is available upon request.



Case Number: R18025

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 and east sides of State Road A1A / N Seabreeze Boulevard (coordinate with FDOT), to complete respective halves of 85' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with Broward County and FDOT the accuracy of State Road A1A / N 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 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 / N Fort Lauderdale Beach Boulevard (coordinate with FDOT), to complete half of 73' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. 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 City of Fort of Fort Lauderdale.
- c. Right-of-Way and/or permanent Right-of-Way Easement dedication as appropriate along existing northbound State Road A1A / N Fort Lauderdale Beach Boulevard to southbound State Road A1A / N Seabreeze Boulevard one-lane U-Turn movement; show / label delineation in the plans.
- d. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of State Road A1A / N Seabreeze Boulevard & Alhambra Street intersection and on northwest corner of State Road A1A / N Seabreeze Boulevard & Sebastian Street intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- e. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of State Road A1A / N Seabreeze Boulevard & Sebastian Street intersection and on northwest corner of State Road A1A / N Fort Lauderdale Beach Boulevard & Sebastian Street intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- f. Provide 20' corner chord permanent Right-of-Way Easement on northeast corner of Sebastian Street & N Birch Road intersection and on southeast corner of N Birch Road & Alhambra Street intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- g. Provide permanent Sidewalk Easement as appropriate along west and east sides of State Road A1A / N 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 / label delineation in the plans.
- h. Provide permanent Sidewalk Easement as appropriate along west side of State Road A1A / N Fort Lauderdale Beach 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 / label delineation in the plans.
- i. Provide permanent Sidewalk Easement as appropriate along north side of Sebastian Street (i.e. west and east of State Road A1A / N Seabreeze Boulevard) to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond existing Right-of-Way; show / label delineation in the plans.
- j. Provide permanent Sidewalk Easement as appropriate along east side of N Birch Road and along south side of Alhambra Street to accommodate portion of pedestrian clear path (coordinate



required width with TAM) that may be located beyond existing Right-of-Way; show / label delineation in the plans.

- k. Provide 10' x 15' (min.) permanent Utility Easement 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.
2. 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; show / label delineation in the plans as appropriate.
3. Provide and label typical roadway cross-sections for the proposed development side of State Road A1A / N Seabreeze Boulevard, Sebastian Street, N Birch Road, Alhambra Street, and State Road A1A / N Fort Lauderdale Beach Boulevard: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Coordinate with TAM the required minimum travel lane widths for City streets adjacent to the proposed development.
4. East side of State Road A1A / N Seabreeze Boulevard & Sebastian Street intersection: confirm that FDOT and TAM concur with eliminating existing drop curb and concrete sidewalk through intersection, in lieu of proposed curb returns (and no concrete or other specialty hardscape sidewalk paving through the intersection) as shown. Proposed curb shown on south side of Sebastian Street (Sheet LP-1) appears to conflict with existing back-out parking stalls.
5. Coordinate with TAM to determine whether on-site vehicular traffic circulation/movement on Ground Floor Level should generally be one-way from Sebastian Street towards Alhambra Street. The circular drop-off area located near Sebastian Street appears to conflict with outbound vehicle stacking requirements.
6. For surface or ground-level parking lot layout and all levels in the parking garage:
 - a. Dimension all drive lane/aisle widths, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 13' (min.) adjacent to 45-degree angled parking stalls; parallel parking stalls shall be 24' (min.) length.



- c. Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
7. Sheets A3.00 & A3.01: 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).
 8. Discuss if proposed double-stacked parking stalls will be operated by valet parking attendants. If so, coordinate with TAM the Vehicle Reservoir Spaces (VRS) required for the proposed development, per ULDR Section 47-20.17.
 9. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (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.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage capacity criteria).

10. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along Sebastian Street, N Birch Road, and Alhambra Street. 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 Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or 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.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. Please email crbarrett@fortlauderdale.gov to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in conceptual Paving, Grading, and Drainage Plan and conceptual Water and Sewer Plan.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.



11. Show all existing and proposed utilities on the landscaping plans for potential conflict, especially existing 12 Inch water main within adjacent N Birch Road Right-of-Way, and existing 6 Inch water main within adjacent Alhambra Street Right-of-Way (per City Utility Atlas Maps).
12. 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.
13. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

14. 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.
15. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements.
16. 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:
 - a. Please note that no private stormwater infrastructure (drainage pipes, wells, or basins,) can be constructed in City Right of Way or in City drainage easements. Please remove any proposed stormwater systems that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
 - 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. **Existing Stormwater Asset Map possibly affected by the Proposed Development:**



17. Please see Attachment 'A' for General Advisory Information (Engineering).



Case Number: R18025

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

- A. 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 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 asphalt paving, concrete sidewalks, curb & gutter, specialty hardscaping, landscaping, irrigation, lighting, etc., proposed within the adjacent public Right-of-Way (between Right-of-Way boundary and street pavement edge) will be maintained by the Applicant throughout the life of the improvements.

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.

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

- B. Please be advised that if Right-of-Way dedications 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), they will still be requested by the City of Fort of Fort Lauderdale.
- C. Prepare and submit the following Civil Engineering drawings as part of DRC submittal, signed and sealed by a Florida registered professional Civil Engineer:
- 1) 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).
 - 2) 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).
 - 3) 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.
 - 4) Signing and Marking Plan, including details, and label radii of all landscaping and pavement areas.
 - 5) 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.
- D. Please be advised that the Public Works water & wastewater capacity allocation is valid up until the first extension request after Final DRC approval (i.e. 18 months to apply for construction permit and 24 months for issuance of building permit). After that, the developer must obtain an updated letter of service availability from the City's Public Works – Engineering Department.



- E. All existing driveways (accessing City Right-of-Way) not being utilized by the proposed development shall be fully removed and areas restored as appropriate.
- F. 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.
- G. 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.

- H. 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.
- I. Provide Demolition and Utility Disposition Plan for any existing building structures, paved areas, walls, underground utilities, etc.
- J. Provide Utility Connection Plan for all franchise utilities, such as AT&T, Comcast, FP&L, Teco, etc.
- K. 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.
- L. 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.
- M. 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.
- N. 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.



- O. 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.
- P. 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.
- Q. Route and obtain approval from Broward County Traffic Engineering Division on any pavement marking and striping plans within City Right-of-Way.
- R. 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.
- S. 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:
 - 1) Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - a. Include a narrative for each phase along with roadways utilized for materials delivery.
 - b. Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
 - c. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
 - d. 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.
 - e. Show location and type of construction crane(s), including span radius.
 - f. Indicate location and number of portable restrooms, dumpsters, and trash chutes.
 - g. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
 - h. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
 - i. 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.
 - j. 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.
 - k. 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.



- i. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
 - m. 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.
 - n. Indicate where and how concrete trucks will stage during multiple yardage pours.
 - o. 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.
 - p. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
 - q. Show locations of truck wash-off area and procedures, including tires and concrete chutes.
 - r. Indicate schedule for street sweeping of periphery of the construction site.
 - s. Indicate if dewatering is proposed.
- T. 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.
- U. 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).
- V. 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.
- W. 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.
- X. 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.
- Y. 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, as well as proposed methods of noise, vibration, and odor mitigation.
- Z. In order to help mitigate the possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets, 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 Existing Stormwater Asset Map (green linework) provided in the DRC case comments. A copy of the approved SWPPP 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 (Applicable if dewatering to City stormwater assets)

- 1) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown in the Existing Stormwater Asset Map (green linework) provided in the DRC case comments, in order to document the PRE and POST construction conditions of the City's storm system.
- 2) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - a. 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.
- 3) 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.
 - a. 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.
 - b. 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 (Applicable to all site developments)

- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- 9) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.



- 10) 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.
- 11) 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.
 - a. 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.
 - b. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - c. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - d. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - e. Sweeping of public roadways shall be done periodically as condition demand.
- 12) Dust generated from construction shall be minimized by daily watering of the site.
- 13) 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:

- a. Name of inspector and his/her qualifications in erosion and sedimentation control.
- b. Date of the inspection.
- c. Rainfall rate.
- d. Observations about the SWPP.
- e. Actions taken by contractor for all incidents of noncompliance with permit(s).
- f. Certification that the facility is in compliance with the SWPP and permit(s).

Dewatering Notes (Applicable if dewatering activities are anticipated)

- 14) 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>
- 15) 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.
- 16) 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.
- 17) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.



Case Number: R18025

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. Occupant load on pool decks may require additional stairs.
4. Fire command door must be located to an outside wall and have a door leading to the outside.
5. Buildings over 120 feet must comply with FBC 403.6.1 for fire service elevators and lobbies.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Fire service elevators must comply with FBC 3007

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.



Case Number: R18025

CASE COMMENTS:

Please provide a response to the following:

1. 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. Illustrate this.
2. Likewise, not more than 40% of the landscaped pervious area can be turf. Illustrate this.
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. A minimum of 50% of the required street trees shall be shade trees.
5. Consider bioswales along East perimeter. Consult NEA Grant for recommendations.
6. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist.
7. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms.
8. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
9. Review crosswalk layout in reference to proposed landscaped areas. They do not appear to line up correctly (site plan vs. civil plan vs. landscape plan).
10. 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, is to include draining pipe on landscape and civil, and is to be consistently illustrated and noted on landscape, site and civil plans.
11. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
12. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.



13. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
14. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
15. 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. A minimum of 20% of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
16. 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. At least 50 % of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
17. The ABA zoning of this property requires a minimum requirement of 25% percent landscaped pervious area.
18. Tree heights must be a minimum of 10' overall height.
19. Sheet TD-2: correct the root pruning detail to reference the consultation and oversight of an ISA Certified Arborist.
20. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
21. 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)
22. Provide mitigation calculations for trees to be removed.
23. Provide ISA Certified Arborist report, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
24. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure



protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

25. Provide post-and-beam (not orange fencing) tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
26. Provide, in tabular format, all required versus provided landscape calculations.
27. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.

Please consider the following prior to submittal for Building Permit:

28. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
29. 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.
30. 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: R18025

CASE COMMENTS:

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garages, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, loading dock areas, all service corridors, areas where money is handled or stored, storage rooms, maintenance rooms and common areas. Retail, office, and restaurant areas should be pre-wired for their own CCTV systems. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. It appears the first floor will be for public parking. How will residential parking be access controlled?
5. The use of electronic access should be considered for all entrance doors/points into maintenance areas, back room/employee only areas and loading areas.
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. It is noted there will be an attendant for the residential lobby; however, there are three lobbies. All residential lobbies should be access controlled and should provide a video call box for visitors.
8. Elevators should be access controlled if lobby areas are not locked.
9. All stairwells should egress only first floor.
10. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
11. Consider pre-wiring retail spaces, office areas, restaurants for an alarm system
12. The use of electronic access should be considered for all private entrance doors/points.

Noted: The proposed development will have controlled access doors and security cameras throughout the common areas, with an attendant in the lobby.

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: R18025

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. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
8. Recommend trash chute accommodate recycling.
9. Containers: must comply with 47-19.4
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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: R18025

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. Valet parking will be required for all stacked vehicle parking that will be used for any use that is not residential. Please show stacking requirements for Valet.
3. Each stacked parking for the residential use must be assigned to a unit.
4. Provide pedestrian amber light that meets Florida's fish and wildlife criteria.
5. How will the city parking in the garage be metered?
6. Provide an inviting/welcoming entrance/exit to/from the public parking on Sebastian St.
7. For the crosswalks on Seabreeze Blvd please consider raised cross walks at a minimum install in ground lighting along the crosswalks similar to the existing crosswalks along A1A.
8. Show ADA accessible routes to entrances & exits, handicap users must not travel behind vehicles.
9. Provide truck turning movements.
10. Show site circulation plan.
11. What is the purpose of the "turnaround loop" in the south east corner of the site east of Seabreeze Blvd? Is it needed?
12. Please explain the parking agreement between the city, this project and the casa blanca business.
13. Continue concrete sidewalk through the driveways.
14. City has the right to meter on street parking in the public right of way at any time.
15. 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.
16. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
17. 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.

18. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
19. Bicycle parking is needed, 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.
20. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
21. 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.
22. Additional comments may be provided upon further review.
23. 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: R18025

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. 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;
 - b. 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 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; and
 - c. 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.
2. In addition to the public participation requirements of ULDR, as stated above, the applicant is strongly encouraged to conduct follow-up meetings with the neighborhood associations located within three hundred feet (300') of the development site and those adjacent neighborhood associations that may be impacted by development (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
3. This application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (ULDR Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at jhetzel@fortlauderdale.gov or 954-828-5019.
4. The site is designated Central Beach Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. Development applications in the Central Beach RAC are subject to residential unit and vehicular trip availability at the time of DRC approval, and will be allocated units and trips at the time of site plan approval on a first come, first served basis. Applicant shall confirm the status of the availability of units and trips prior to project approval.
6. 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 archeologically significant zone. The applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. 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 final DRC approval, 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. 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.
9. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
10. 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. This documentation will be required for proceeding to PZB.
11. Update the DRC application:
 - a. Page 1, Property Owner's address, email, and address;
 - b. Page 1, Legal ownership of folio 504212AL0000, depicted below;



- c. Page 1, Project description should include public parking;



- d. Page 1, Provide total estimated cost of project;
 - e. Page 1, Proposed dimensional requirements do not match the site plan data and is missing dimensions for specifics to this project such a lot width, open space, and landscape area;
 - f. Update the Index of Sheets to include all sheets within the site plan package and clearly identify which is the site plan sheet; e.g. Sheet C1 or Sheet 2.01.
12. The proposed project is located in an area that transitions from the more dense core of the central beach entertainment area to the less dense north beach neighborhood area. The proposed building design should reflect this transition from larger footprints and floorplates to a scale and mass respective of the existing building fabric. As such, the proposed development should address the following design changes:
- a. Building floorplate (should generally not exceed 10,000 square feet) and building footprint should be reduced in overall size;
 - b. Proposed building length exceeds the 200 foot limitation; Include a break in the structure to reduce building mass and allow for more air and light as well as the creation of a north-south access and view corridor through the project;
 - c. Tower placement should be realigned to provide better relation to the linear lot configuration and to minimize impacts on adjacent sites;
 - d. Building mass should be reduced through design elements that contain creative and unique articulation solutions (explore undulation in mass and curvilinear solutions);
 - e. A greater design emphasis should be placed on the first floor pedestrian experience; Incorporate higher floor to ceiling clearance of 18 to 21 feet; Place more emphasis on the building corner design by creating a more prominent pedestrian entry and building presence with high quality building materials and finishes;
13. ULDR, Section 47-12.4.A, Central Beach District Requirements, identifies uses not permitted in the central beach zoning districts. Provide a note on the site plan sheet indicating compliance with this ULDR section acknowledging such restrictions.
14. ULDR, Section 47-12.5.B, District Requirements and Limitations, ABA District. Provide the following changes on the project plans:
- a. No structure shall be constructed within a 20-foot setback which includes fountains or other structural elements. The 20-foot setback distance shall be maintained for frontage along A1A and Sebastian Street;
 - b. The 20-foot setback along A1A and Sebastian Street shall be designed to accommodate intense pedestrian movement and include design elements for safe, comfortable, shaded sidewalks with sufficient pedestrian width;
 - c. Building height is identified at 207 feet to the top of Level 18. However, it is unclear as to why there are two additional levels to accommodate mechanical and roof equipment. Identify the difference between Level 19/Mechanical Roof and Level 20/Roof Plan, which appear to have a combined floor to ceiling height of 25 feet, and reaching an overall building height of 232 feet;
 - d. Building exceeds structure length limitation of 200 feet;
 - e. Permitted uses, development with residential uses must have on the side of the building facing the street, street level architectural details and uses that attract interaction and minimize the exposure of the parking. The project does not meet this requirement for frontage on Alhambra Street, Birch Road, and Sebastian Street;
 - f. Permitted uses, development with residential uses where the building height exceeds 200 feet by meeting the criteria in Section 47-12.5.B.6, must include hotel units comprising of sixty percent (60%) of the total number of units. The project does not meet this requirement.



15. Per ULDR, Section 47-12.5.B.6, Design Compatibility and Community Character Scale, the project narratives lack sufficient information in demonstrating compliance with the design intent, as indicated comments herein. More specifically, the narrative should respond to each criterion with detailed information on how the project meets the intent of that criterion and include corresponding graphics or clear indication on the site plan sheets where the intent is being achieved.
16. Per ULDR, Section 47-12.5.1, List of Permitted Use, please be advised project will be subject to list of permissible uses per the ABA Zoning District. Provide a note on site plan sheet indicating compliance with this ULDR section.
17. Per ULDR, Section 47-12.6, Central Beach Development Permitting and Approval, please be advised that staff reviewed the proposed project consistent with Section 47-12.6.B, Design Criteria, and has incorporated herein where the project is deficient in meeting the intent of this code section. Further review will be necessary to review revisions to the project design prior to staff making a full determination regarding compliance with design compatibility and community character scale.
18. Per ULDR, Section 47-23.4, Beach Building Restriction Line, clearly indicate on site plan or provide separate graphic that depicts the beach building restriction line and setback distance per the ULDR.
19. Per ULDR, Section 47-23.6, Beach Shadow Restrictions. Provide more information on beach shadow restrictions by clearly indicating measurements from western right-of-way line of A1A. In addition, provide beach shadow study depicted seasonal impact of shadows on the beach.
20. Provide the following changes to Level 0, parking garage:
 - a. Provide for direct public access from the garage to ground level at the southeast corner of the garage. Such access should be design in a creative, safe, and accessible manner;
 - b. It is unclear how the bike storage is accessed. Indicate on plans access to bike storage with a clear path from storage to public streets and adjacent network; and
 - c. Indicate on the garage plan the public parking spaces, including the number of spaces pursuant to the Casablanca Café lease agreement.
21. In addition to the design changes stated herein, provide the following further changes on site plan:
 - a. Provide for direct public access to public parking at the southeast corner of the site;
 - b. Provide location for public bike racks in a safe and accessible location; Indicate the location for bike sharing on the plans;
 - c. Sebastian Street is a "People Street" and should have wider sidewalks, a minimum 10-foot wide clear pedestrian path;
 - d. Provide additional dimensions for proposed site features and label such features;
 - e. Water features and fountains along Seabreeze Boulevard should be shifted to provide a 20-foot clear sidewalk path. Provide detail drawings on the design and finish of these features as it relates to the public realm experience;
 - f. Provide for more efficient pedestrian flow from the public realm into the project at locations that align with retail and residential entrances. Such pedestrian flow may be designed with larger, curvilinear stair design at corners, or varying options in the stair design;
 - g. Redesign the open space, triangular parcel between Seabreeze Boulevard and A1A, with more direct pathways and provide for public realm elements that create a unique sense of place, which functions as a gateway to the beach, and creates interaction with the public; e.g. incorporate public art, water features, etc.;
 - h. Building frontages facing public streets should contain architectural details and uses that attract interaction and minimize the exposure of the parking. The dual vehicle drop off areas, in



conjunction with parking, absorbs much of the frontage on Alhambra and Sebastian Streets. This function should be internalized to the extent possible to provide for more active uses. Provide for more active uses and better ground floor interaction for the building frontage facing Birch Road.

22. Provide the following changes to elevations and podium :
 - a. Label and identify all materials on the elevations including architectural elements at the pedestrian level;
 - b. Expand the information for all building materials with more extensive details and additional images;
 - c. Incorporate exceptionally creative and quality design screening solutions for any garage podium elements that are not lined with active uses to create an elegant building form with compelling street presence;
 - d. The screening and design elements for the bike storage area are unclear;
 - e. Increase the visual interest of the tower tops, providing for building skyline presence that is reflective of a world class destination;
 - f. Provide a floor to ceiling distance within a range of 18 to 21 feet for the first floor level with emphasis of the frontage along Seabreeze Boulevard;
 - g. Provide creative, innovative building illumination especially for the top of the tower and ground floor of the project while meeting the requirements in City Code of Ordinances, Chapter 6, Article III, Sea Turtle regulations. Note, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting.
23. A public access easement will be required for those portions of sidewalk that are located on private property. Separate graphic depicting such areas should be provided.
24. Provide additional pedestrian level renderings for key locations around the project such as the southeast corner of Sebastian Street and Seabreesze Boulevard, from the open space area between A1A and Seabreesze Boulevard looking toward the project, northeast corner of Alhambra Street and Seabreesze Boulevard, marina park, frontage along Seabreeze Boulevard, and main pedestrian/vehicular entrances to the project.
25. Additional detail drawings and cross sections are needed for areas where there are elevation changes such as the stairs adjacent to the outdoor dining, the frontage on Sebastian Street, and the change in elevation between the project and open space area and open space leading to the beach.
26. Coordinate with the Transportation and Mobility Department regarding the necessary pedestrian improvements to cross Seabreesze Boulevard.
27. Provide more information regarding the rooftop mechanical equipment and proposed screening. Architectural screening should blend with the overall design of the project and be designed as an integral feature to the tower design. Metal louver screening should be replaced with more substantial architectural elements and material due to the high visibility of this project. In addition, provide spot elevations demonstrating adequate screening of mechanical equipment.
28. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
29. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain

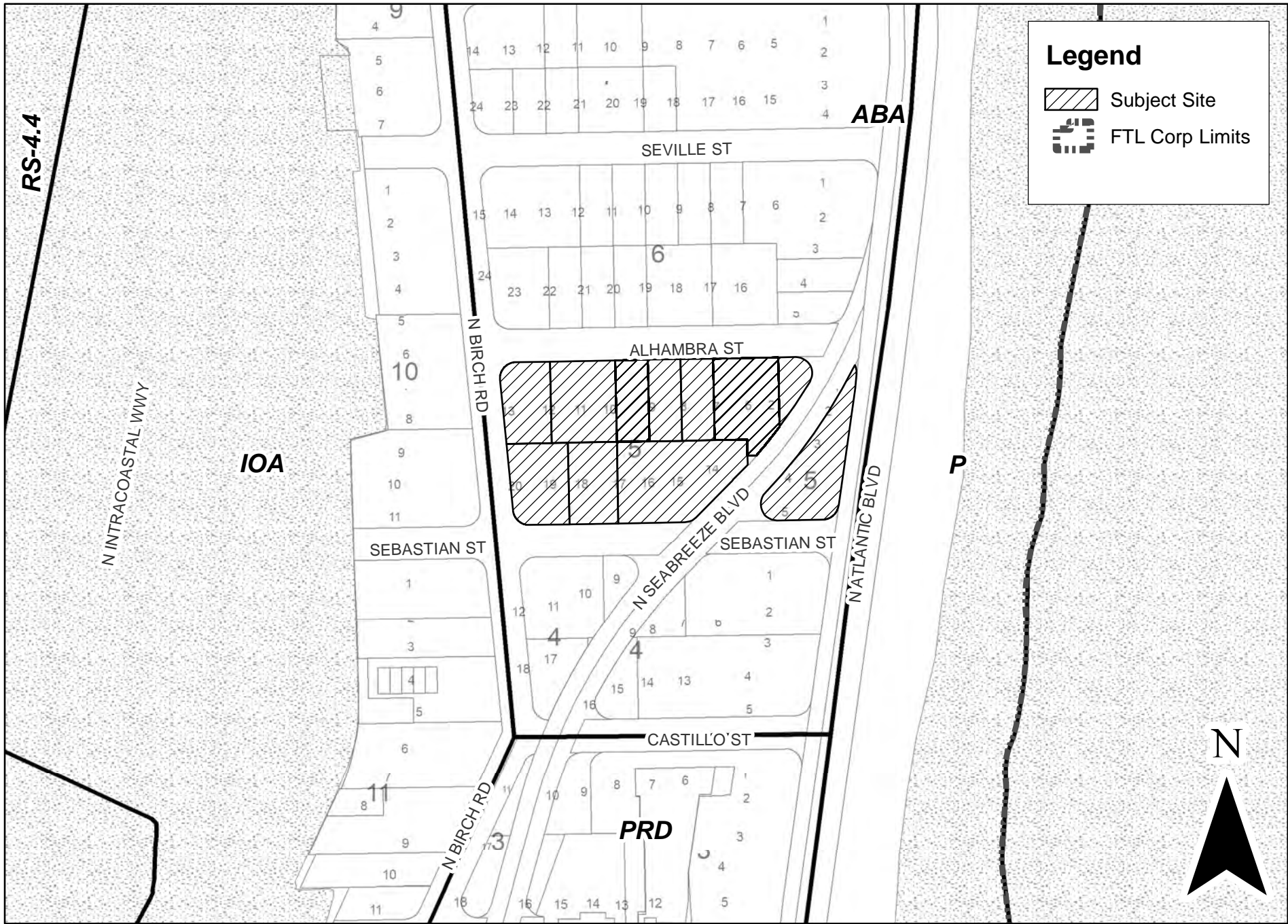


collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

30. Provide a written response to all DRC comments within 180 days.
31. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
32. Additional comments may be forthcoming at the DRC meeting.



R18025