



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** July 10, 2018

**APPLICANT:** 2901 East Las Olas, LLC.

**PROJECT NAME:** 2901 Las Olas

**CASE NUMBER:** R18047

**REQUEST:** Site Plan Level IV Review: 10-Story, 15-Unit Residential Development with 2,000 Square Feet of Restaurant Use

**LOCATION:** 2901 E Las Olas Boulevard

**ZONING:** Planned Resort Development (PRD)

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

**CASE PLANNER:** Linda Mia Franco



**CASE COMMENTS: R18047**

Please provide a response to the following:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for the building.
- 3) Designate Fair Housing provisions FBC Accessibility Code.
- 4) Include compliant elevations for vehicles requiring access including transport for the disabled and emergency vehicles. FBC Accessibility Chapter 5, 502.5 required heights.
- 5) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 6) Indicate provisions of FBC 406.6 for enclosed parking garage areas of the building.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. 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?nodeld=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=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/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>



General Guidelines Checklist is available upon request.



Case Number: R18047

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

- a. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along north side of Las Olas Blvd (coordinate with FDOT), to complete half of 100' 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 Las Olas Blvd existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 5' permanent Right-of-Way Easement along east side of Birch Road, to complete half of 50' Right-of-Way section; show / label delineation in the plans. (Requirement to be confirmed upon depicting information related to centerline of road and right of way lines/ dimensions on survey).
- c. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of Las Olas Blvd & Birch Road 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.
- d. If applicable, 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). Manhole and meter must be entirely within the property and shall not encroach into any proposed right of way easement dedication.

**CASE COMMENTS:**

**Prior to City Commission 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 Daniel Fisher at 954-828-5850 or [dfisher@fortlauderdale.gov](mailto:dfisher@fortlauderdale.gov).
2. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.

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

Depict centerline and dimension right of way widths at Birch Road and Las Olas Blvd.



Clearly depict right of way/ property lines on survey by either using a different line type or thickness.

3. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, sidewalk dimensions and driveway width dimensions.
4. Depict existing drainage structures along Birch Road on all plans and coordinate with proposed driveway opening and any other proposed improvements that may conflict.
5. Provide disposition of existing power, street light poles and signs within the adjacent right of way. Coordinate with proposed improvements accordingly.
6. Depict handrail on proposed on-site ramp along north side of site.
7. Call out replacement of existing drop curb/ type F curb and gutter as needed along Birch Road and Las Olas Blvd in coordination with proposed improvements.
8. Discuss the (2) proposed parking stalls along the north side of the building and any conflict with the proposed site circulation. What is the purpose of these stalls? How are they interfering with the access to the trash rooms, car elevators and overall site circulation? Label parking stalls width and length accordingly.
9. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along Las Olas Blvd and Birch Road; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement boundaries, as applicable for this project.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#):
11. Existing Birch Road approach to Las Olas Boulevard: Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
12. Sheets A-101 and A-102 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks if any building overhang is proposed.
13. Sheets A-101 and A-102: As applicable, identify any proposed building overhangs, steps and water features (and other landscape and/or hardscape-related structures) which may encroach within the adjacent public Right-of-Way or proposed right of way easements/ corner chords. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies.



14. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for proposed Birch Road driveway access point.
15. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.
16. Discuss dumpster enclosure access requirements with case planner and waste management. 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. Concrete apron shall also be placed entirely on private property.
17. Show truck turning movements into the proposed development (via Birch Road) and demonstrate required vertical clearance requirements are met as appropriate.
18. Provide conceptual 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). Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer. Depict on plans accordingly.
19. Provide conceptual 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. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant is strongly encouraged to submit this information prior to Final DRC approval in order to avoid possible subsequent Site Plan resubmittal under Administrative Review (i.e. DRC Level I) during Building Permit approval process. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
20. 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.
21. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) to confirm proposed ground level Finished Floor elevation meets City Floodplain Management requirements.





22. More prominently depict proposed building doors as well as provide sufficient grades on conceptual plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
23. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along Birch Road and Las Olas Blvd. 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](mailto:ediaz@fortlauderdale.gov).
  - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or [srobertsjr@fortlauderdale.gov](mailto:srobertsjr@fortlauderdale.gov).
  - c. 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.
  - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or [crbarrett@fortlauderdale.gov](mailto:crbarrett@fortlauderdale.gov).
  - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
24. Show all existing and proposed utilities on engineering and landscaping plans for potential conflict. Please be advised proposed trees must provide adequate horizontal separation from City utilities.
25. 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, or whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
26. 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 [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
27. 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.
28. 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.

29. Ensure all plans have been coordinated between disciplines and depict the latest site layout.

30. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>





Case Number: R18047

**CASE COMMENTS:**

Please provide a response to the following:

1. Fire command room must comply with FFPC 1 11.9.1 Needs to be on street side wall with door.
2. FDC must be with-in 100 feet of fire hydrant.
3. Must comply with FBC 403.6.1 for fire service elevators.
4. Where does stairwell # 3 discharge too?

**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 comply with FBC section 403 for high-rise above 120 ft.
2. Building must comply with FFPC 11.10 for BDA radio system.
3. Building must comply with the codes adopted at time of submittal.



Case Number: R18047

**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 (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on planting plan, and include calculations in table.
2. Provide street trees. This may include reducing the planter area, thus enlarging the sidewalk and incorporating street tree planting.
3. As previously discussed, include adjacent right-of-way to the east, meaning remove the small foundation planting from in front of the adjacent building and extend sidewalk to that building. This will positively influence the sidewalk transition for pedestrian comfort.
4. A minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter exist. Illustrate this clearance.
5. 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 8 feet for trees and palms. Provide a cross section detail to illustrate this clearance.
6. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

7. Note that Phoenix dactylifera are not sustainable in areas subject to water intrusion due to sea level rise. Provide alternate species for canopy trees that tolerate the climate in this location.
8. Provide civil plans. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
9. 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. Please illustrate the calculations and planting on plan.



10. 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.
11. The zoning of this property requires a minimum of 25% pervious area on site, as per ULDR Section 47-21.13.A and B.1, 2, 10, 14 & 16.
12. Provide details and specification for proposed planters screening the parking.
13. Please adjust renderings as they do not correspond to the proposed planting plan.
14. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
  - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
  - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all of the above on plan.
15. Provide tree mitigation calculations for trees and palms proposed for removal.
16. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6. Provide, in tabular format, all required versus provided landscape calculations.

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

17. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal.
18. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.
19. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
20. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



**Case Number: R18047**

**CASE COMMENTS:**

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the building, lobby area, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, maintenance rooms and common areas. 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. Will there be any access control into the garage?
5. Valet podiums and/or office should have measures in place to secure keys from theft.
6. The residential lobby should provide a video call box for visitors, if the security desk is not on duty 24 hours.
7. Elevators should be access controlled if lobby is not locked.
8. The use of electronic access should be considered for all entrance doors/points.
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.

**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: R18047

**CASE COMMENTS:**

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

**Prior to Final DRC Sign Off, the applicant shall respond to the following comments:**

1. Please email [CRBARRETT@FORTLAUDERDALE.GOV](mailto: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 proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
2. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures 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.
3. The proposed development falls within the City's Beach CRA. Please contact Senior Project Manager Thomas Green, PE ([TGREEN@FORTLAUDERDALE.GOV](mailto:TGREEN@FORTLAUDERDALE.GOV) 954.828.4008) to coordinate with ongoing/future CRA projects.
4. 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.

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

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

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

**Closed Circuit TV inspection (CCTV) Notes (Applicable if dewatering to City stormwater assets)**

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
  - i. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.



- I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
- II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes (Applicable to most site developments)

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





during demolition and construction periods and shall be submitted to City inspectors upon request.

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

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

**Dewatering Notes (Applicable if dewatering activities are anticipated)**

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:  
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.

**Existing Stormwater Asset Map possibly affected by the Proposed Development**





Case Number: R18047

**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 charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. 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).
8. 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.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](mailto: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: R18047

**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. Continue concrete sidewalk through the driveways.
3. Maintain the pedestrian lighting along the Las Olas Blvd sidewalk and add pedestrian lighting along Birch Rd. If the pedestrian lighting along the Las Olas Blvd is to be replaced or relocated please indicate this on the plans.
4. All elevation changes must begin within the property lines.
5. FYI, the addition of any more uses besides what currently appears on the parking data table will generate a higher trip count and higher parking requirement. Make sure the traffic impact statement and site data tables are using the same units and square footage numbers.
6. Please provide a valet Traffic Operations Analysis containing generally accepted engineering standards for trip duration to and from the authorized vehicle storage location. This analysis will help us better understand the operations of the vehicular elevator; turn over rate and to ensure the queue does not reach in to the public right of way.
7. Are you considering using any other of sites for over flow valet parking?
8. Please show inbound and outbound stacking requirements according to sec 47-20.5 General design of parking facilities.
9. 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.
10. Please shrink the driveway width to 20 feet.
11. All loading and unloading must be contained on site including postal delivery services.
12. Show all sidewalks clear path 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. Consider creating a bicycle storage room on the first floor for your residents.
15. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
16. 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.
17. Additional comments may be provided upon further review.
18. 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: R18047**

**CASE COMMENTS:**

Please provide a response to the following:

1. Please be advised that development applications in the Central Beach Regional Activity Center (RAC) are subject to vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available trips will be allocated at the time of Final DRC approval, on a first come, first served basis. Applicant shall confirm the status of the availability of trips during the DRC approval process. The City does not guarantee that any vehicular trips will be available at the time of Final DRC approval. The processing of a development permit application does not in any way guarantee vehicular trip availability.
2. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR), Section 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.
3. 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: [https://www.fortlauderdale.gov/neighbors/civic-associations.](https://www.fortlauderdale.gov/neighbors/civic-associations))
4. 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, Section 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.
5. 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.
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 ULDR, Section 47-25.2.P, this site is located in an area that the City has identified as an Archeologically Significant Zone. Based on archaeological site predictive modeling, an examination of historic aerial maps, as well as proximity to previously recorded archaeologist sites, the subject area is considered to have a moderate to high probability for the occurrence of potentially significant archaeological deposits. The applicant is required to perform a Cultural Resource Assessment Survey (also known as a Phase I Archaeological Survey), prior to the approval of any site and development plan or ground disturbance activities. The study shall meet the standards for archaeological investigation and reporting established in Chapter 1A-46 of the Florida Administrative Code and shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standard (36 CFR part 61 as amended). The study shall include subsurface testing and the investigation report shall include a determination of significance and effect on any identified archaeological or historical resources within the property as well as further recommendations. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and the Historic Preservation Board Liaison. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Board Liaison, at 954-828-7101 or at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov). Please refer to the attached letter from the City's Archaeological Consultant, Coastal Archaeology & History Research, Inc. for additional information and comments.
8. This project is subject to the requirements of Broward County Public School Concurrency. The applicant shall notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB 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. 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.
10. 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. Intergrade substantial architectural features and material that will complement and enhance the high visibility of this project heading east towards the beach on Las Olas Boulevard. In addition, provide spot elevations demonstrating adequate screening of mechanical equipment.
11. 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.
12. 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 before proceeding to PZB.





13. The proposed development is within the Fort Lauderdale Beach Community Redevelopment Area (CRA), please coordinate and provide documentation that applicant has met with the CRA staff and any associated CRA program incentives that may be utilized for the development. Please contact Donald Morris (954-828-6021) or via email at [DMorris@fortlauderdale.gov](mailto:DMorris@fortlauderdale.gov).

14. **DRC Application/Narratives:**

- a. Revise application to coordinate and reflect all narratives. For example, the applications states 10-story residential/commercial building and other documents state 11-stories;
- b. Project description does not correlate with amount of parking shown;
- c. Page 1, Provide total estimated cost of project;
- d. 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;
- e. The Architect's narrative on page 1 says that there is a planted roof on the 35-foot mark, is this shown on sheet A-102? If so, where is there access to the planter for maintenance?; and,
- f. The DRC application shows that Site Plan Level III was marked off and this is a Site Plan Level IV, application, please revise and provide proof of payment for the correct application fee accordingly.

**Site Plans:**

15. Sheet "Cover" and C1.0- Conceptual Site Plan information does not correlate. Cover sheet shows 20 parking spaces for the restaurant use; however, it is not clearly shown. The parking required versus proposed is not clearly shown on plans.

16. Sheet C1.0:

- a. Show required minimum/maximum versus provide column, under parking data information for building square footage, parking requirements for residential and provided, FAR, etc.;
- b. Pursuant to ULDR, Section 47-12.5.A.5, there is a *Floor area ratio maximum*. No structure shall be developed or redeveloped on a parcel so that the floor area ratio is greater than six. Provide correct information on plans and application, narratives and associated documentation;
- c. Clearly note where the open space is being provided, it shows 4,500 square feet, but it is not clear on plans;
- d. Clearly show location of all property lines and setbacks on all sides of the property. If steps are considered in the entry-way and planting bed is more than 2-1/2 feet high, the setback will be measured from that point;
- e. Show clearly how the sidewalk on Birch Road transitions near the ingress/egress area, there are pinch points that seems to be too narrow to complement the pedestrian realm or connectivity heading north;
- f. Near the 8% slope by the street and parallel to the stairway on the north side of building (adjacent to Birch Road), is that an ADA access point? Where is the parking to meet ADA, accessibility requirements? If this is the location, clearly show how they get to access the wheelchair lift on Level 1 Floor Plan, sheet A-101;
- g. Show roof-top program on top of 11<sup>th</sup> floor and add it as part of the narratives; The elevations seem to depict an active rooftop; and,
- h. There is a "WINE BAR" shown on this sheet, for 2,000 square feet indoors and 1,000 square feet outdoors with 12 parking spaces, in addition, sheet A-101, Level 1 shows an additional 2,000 square feet of café use. Please clarify the various uses and associated parking requirements that are clearly separated on the parking data columns. Also, note that pursuant to ULDR, Section 47-12.4.A, there are Limitations on all districts within the Central Beach area.
- i. Bars- Section 47-12.4.A, bars and nightclubs, except when accessory to a hotel with 100 or more guest rooms or accessory to a commercial retail structure which provides services or goods for sale



to tourists and visitors when approved as a development of significant impact and shall only be permitted in the PRD, ABA, SLA and SBMHA districts. There is no hotel associated with this use or accessory to a commercial retail structure, so the wine bar may not be an allowed uses.

17. Sheet A-101 :

- a. Elevations - a total height of 180 feet is shown on Sheet A-101 and application depicts 148 feet in height. Revise to correlate. Renderings depict that the current proposal for the roof top is currently designed for human occupancy. In addition, the parapet wall may need to have additional height for safety purposes and will be counted towards the overall height. Height is measured as follows, pursuant to ULDR, Section 47-2.2. - Measurements.  
Height. The height of buildings and structures shall be measured from grade to the uppermost part of the roof or structure. Church spires and steeples, chimneys, parapet walls, machine rooms, elevator towers and the like necessary to the design and function of a building but not designed for human occupancy, shall not be included in the measurement of overall height of a building. The height shall be the roof peak for structures with pitched roofs and the roof slab for structures with flat roofs; and,
- b. Provide additional pedestrian level renderings for key locations around the project such as the northeast corner of Birch Road and Las Olas Boulevard, from the lobby entry/restaurant area and both right-of-ways looking toward the project, and main pedestrian/vehicular entrances to the project.

In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*

- a. **Provide aerial oblique perspectives** of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines.
- b. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s).
- c. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
- d. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties.
- e. **Provide pedestrian-level perspective renderings** of project as viewed along (street); and,
- f. **Provide detail of ground floor elevations** with scale no less than  $\frac{1}{4}'' = 1'$ . All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.

18. 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. Increase the visual interest of the tower tops, providing for building skyline presence that is reflective of a world class destination;
  - e. Provide a floor to ceiling distance provided for the first floor level with emphasis of the frontage along Las Olas Boulevard and Birch Road; and,
  - f. 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.
19. Sheet A-103, the Floor Plan shows for level 3-6, however, the parking shown is only 9 spaces. Please clarify discrepancy with parking tables on Cover sheet that show 18 parking spaces on these levels. Also, the Car lift shows only for Levels 3/4, what about Level 5 and 6?
20. The proposed project is located in an area that transitions from a lower massing within its adjacency. The proposed building design should reflect this transition from larger footprints and floor plates massing to a scale and mass respective of the existing built-fabric and should also take into consideration reducing the amount of programming in context with the size of the property.
21. Building floorplate and infrastructure covers about 89% of the site as impervious. Perhaps, there are opportunities to add pervious space and green areas in strategic areas to complement the public realm and pedestrian experience that also are used to minimize excess water run-off.
22. Pursuant to 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.
23. Pursuant to ULDR, Section 47-12.5, District Requirements and Limitations, Planned Resort (PRD) District. Provide the following information:
- a. *Setbacks*. No structure shall be constructed, remodeled or reconstructed so that any part of the structure is located within 20 feet of the proposed public right-of-way along A-1-A as shown in the revitalization plan, and within 20 feet of any other public right-of-way, unless the development or redevelopment of the structure is approved as if it were a development of significant impact. In addition, those yards fronting on People Streets must meet the requirements of Section 47-12.4.C.
  - b. *Minimum lot size*. No development or redevelopment shall be carried out nor shall any land be used in the PRD district on a parcel of land that is smaller than ten acres, unless the development, redevelopment or use is consistent with a community redevelopment plan for the entire PRD district. How is the proposed project consistent with the community redevelopment plan as a high quality, public and private mixed-use area that is the focal point of the central beach as a destination resort and county-wide asset? The district is intended to permit and facilitate the redevelopment of the area as a world-class resort that is commensurate with the character and value of the Atlantic Ocean and the city's long-time reputation as a tourist destination; and,
  - c. Pursuant to ULDR, Section 47-12.4.B, provide information and graphics as to how this development on Las Olas Boulevard accommodates pedestrian and vehicular usage aesthetic considerations and how it meets standards established by the City of Fort Lauderdale Beach CRA Las Olas Boulevard Right-of-way improvements plan.
24. Pursuant to 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.

25. Pursuant to 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.
26. Pursuant to 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.
27. Pursuant to ULDR, Section 47-24, Please ensure adherence with additional application requirements for a development application for the Central Beach, pursuant to Section 47-12.6.D.
28. Pursuant to 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.
29. Pursuant to 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.
30. Pursuant to ULDR, Section 47-25.3, Neighborhood compatibility requirements, provide a point-by-point narrative of how the project meets requirements for neighborhood compatibility and Adequacy requirements. Including, but not limited to, bulk controls, such as density, FAR, Maximum Height, Building yards consistent with the proposed use, adjacent development, and as required by the Central Beach Area. *Explain how the proposed project successfully transitions from the adjacent built-fabric areas, paying particular concern to the building height, scale, and massing, open space and landscape areas.*
31. All mechanical parking shall be graphically indicated on the site plan and referenced within the tabular data. In addition, details and specifications for mechanical parking shall be provided. Note that all proposed mechanical parking is subject to a valet parking agreement pursuant to ULDR, Section 47-20.18.
32. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Pursuant to ULDR, Section 47-25.2.M.6. (Adequacy requirements/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;
  - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
  - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
  - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
  - e. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov).



33. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materials.Please note any proposed signs will require a separate permit application.
34. 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.
35. Provide additional detail drawings and cross sections for areas where there are elevation changes such as the stairs adjacent to the outdoor dining, the frontage on Las Olas Boulevard, Birch Road, and the change in elevation between the project and open space area.
36. Coordinate with the Transportation and Mobility Department (TAM) regarding the necessary pedestrian improvements to cross Birch Road and also coordinate with the Las Olas Boulevard pedestrian plan.
37. 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"):

38. Provide a written response to all DRC comments within 180 days.
39. 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.
40. Additional comments may be forthcoming at the DRC meeting.





# Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Wednesday, July 04, 2018

Trisha Logan,  
Planner III, HPB Liaison  
City of Ft. Lauderdale Urban Design & Planning Division  
700 NW 19<sup>th</sup> Ave  
Ft. Lauderdale, FL 33311  
t. 954.828.7101  
e. [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)

Re: DRC Project 18047 – 2901 East Las Olas Boulevard (1901 E. Las Olas)  
Received by CAHR 6/19/18  
Folio #: 504212010660

Trisha Logan,

In capacity as Archaeological Consultant to the City of Fort Lauderdale, I have reviewed the referenced project in accordance with Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed or eligible for listing on the *National Register of Historic Places* (NRHP) and/or designated or eligible for designation as City historical landmarks or sites, or of other historical, architectural, and/or archaeological value.

The subject property consists of .33 <sup>(+/-)</sup> acres of land containing one structure; one additional structure was previously demolished. The subject property is located within the Fort Lauderdale Beach Archaeological Zone, and area known to have yielded numerous significant prehistoric and historic period archaeological deposits. Proximal archaeological deposits include:

- Site 8BD4405 (Mooney's Cove) located < 150' <sup>(+/-)</sup> from the subject property.
- Site 8BD1 (Ft. Lauderdale Beach) located < 500' <sup>(+/-)</sup> from the subject property.
- Site 8BD101 (Ft. Laud #3, House of Refuge) < 2000' <sup>(+/-)</sup> from the subject property.

Based on site factors including the condition and development history of the subject property, proximity to known resources, and other data it is my opinion that there is a moderate-to-high probability for the occurrence of potentially significant archaeological deposits within the subject property.

In accordance with Section 47-25.5P, *Fort Lauderdale U.L.D.R*, I recommend that a Cultural Resource Assessment Survey (also known as a Phase I Archaeological Survey) of the property is conducted prior to the approval of any site and development plan or ground disturbance activities. The study shall meet the standards for archaeological investigation and reporting established in Chapter 1A-46 of the Florida Administrative Code and shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standards (36 CFR part 61 *as amended*).

The study shall consist of medium interval subsurface shovel testing however the Project Archaeologist is required to contact the City's Historic Preservation Planner and Archaeological Consultant for methodology review and approval prior to commencing field investigation. An investigation report shall include a determination of significance and effect on any identified archaeological or historical resources within the property as well as further recommendations.



In the event that significant archaeological materials are discovered then the archaeologist shall alert the City's historic preservation staff.

In the event that unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

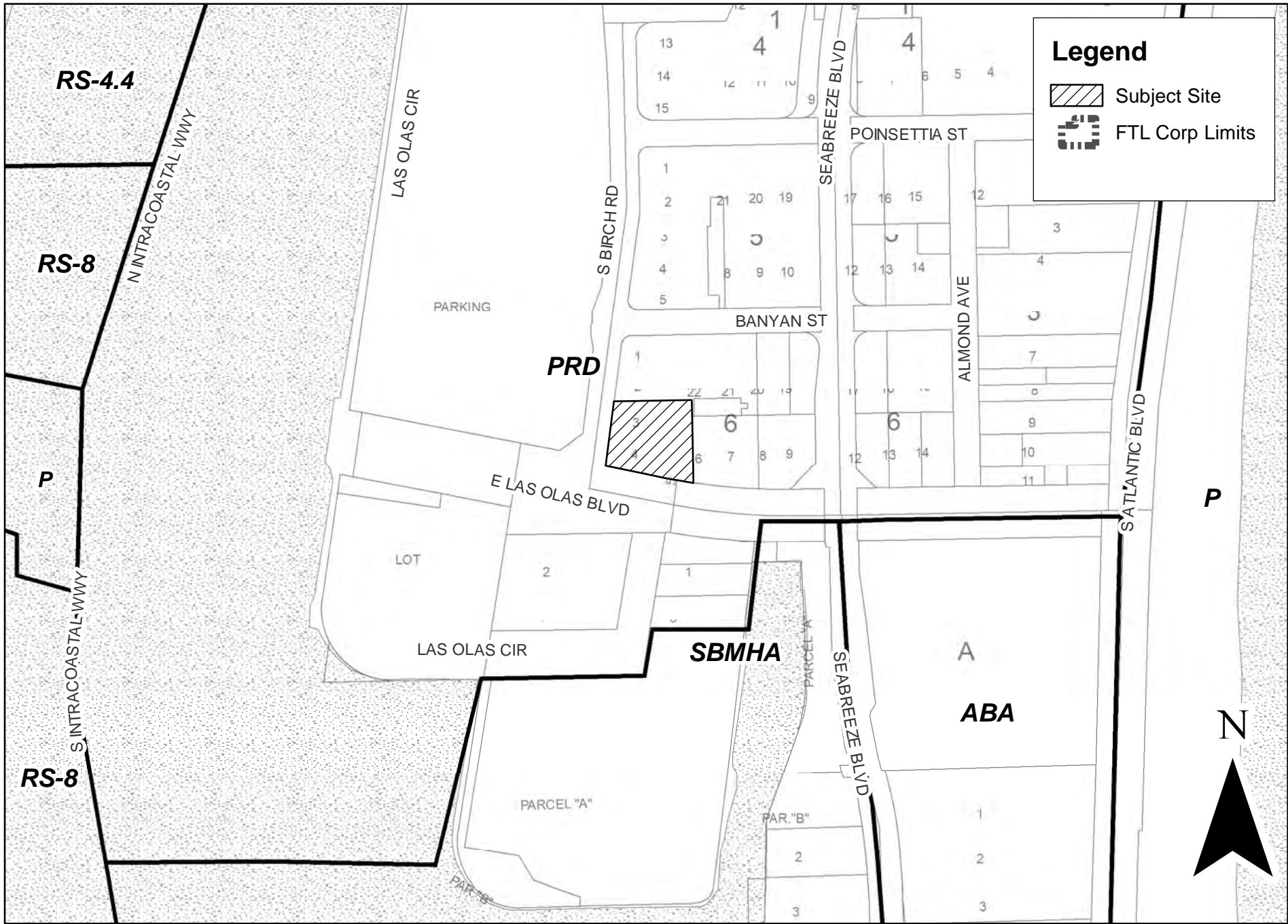
A preliminary report from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov).

Please contact me if you have any questions about this letter, my determinations or recommendations.

Regards,

A handwritten signature in blue ink, appearing to read "Matthew A. DeFelice". The signature is fluid and cursive, with a large initial "M" and "D".

Matthew DeFelice, M.A.  
President / Archaeologist, CAHR, Inc.



# R18047

