



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 28, 2018

APPLICANT: Summit Hospitality 134, LLC. and Summit Hotel Properties, Inc.

PROJECT NAME: Residence Inn Hotel

CASE NUMBER: R18054

REQUEST: Site Plan Level IV Review: 150 Room Hotel / Waterway Use / Associated Shared Parking Reduction

LOCATION: 425 Seabreeze Boulevard

ZONING: South Beach Marina and Hotel Area District (SBMHA)

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

CASE PLANNER: Lorraine Tappen



Case Number: R18054

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for this building.
- 3) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 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) Provide compliance for open parking garages per FBC 406.5. (required percentages for openings providing adequate air circulation).
- 6) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 7) Clarify ADA compliant provisions for hotel rooms with inclusive details on the plans.

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?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

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/bc/bc_default.aspx
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: R18054

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

- a. Provide Right-of-Way dedication or permanent Right-of-Way Easement along west side of State Road A1A/ Seabreeze Blvd (coordinate with FDOT on width requirements), to complete half 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 / Seabreeze Boulevard 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. If applicable, provide permanent Sidewalk Easement as appropriate along west side of State Road A1A/ Seabreeze Blvd to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- c. 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 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.
2. Provide a signed and sealed boundary and topographic survey 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 to ensure proposed improvements are in coordination with existing adjacent improvements.

3. Provide disposition of existing street light located along the west side of Seabreeze Blvd. If street light will remain, depict on plans accordingly as well as any other utilities to remain in the right of way as depicted on the survey (i.e. handholes, signs, traffic signal box, etc.)
4. Verify/ confirm location of existing building to the north is depicted on the proposed development plans correctly. Survey indicates building is 0.3 feet north of property boundary; however, plans appear to depict the building 5 to 6 feet away from the property boundary.



5. Provide disposition of existing wood fence that encroaches onto property and how this proposed development will not compromise integrity of existing building structure located immediately adjacent to north property boundary.
6. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along Seabreeze Blvd; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.
7. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along Seabreeze Blvd, if any building overhang is proposed.
8. Provide and label typical roadway cross-sections for the proposed development side of Seabreeze Blvd: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
9. Proposed private improvements (i.e. building terrace, building foundation, building overhang, etc.) shall not be constructed within existing or proposed right of way dedications/ easements. If encroachments are proposed, provide correspondence from FDOT indicating the same is allowed.
10. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges – not the property line). 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](#). Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, may be subject to the sight visibility requirements of those jurisdictions.
12. Verify location of proposed double yellow strip on sheet C-1 and ensure at least 10 feet is provided in each side of the lane. Dimension width on plans accordingly. Stop bars must be placed at least 4 feet away from proposed sidewalks.
13. Site plan data table indicates (1) loading zone is provided. Which type of loading zone is provided? Label and dimension on site plan. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6. Discuss the provision for a one-way drive only for the proposed service area.
14. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Show truck turning movements in and out the proposed building as applicable. Ensure sufficient height clearance is provided within garage for truck access. 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. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.



15. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical; perhaps use tighter truck turning template design to justify narrower drive aisles.
16. The proposed Vehicle Reservoir Spaces (VRS) as depicted on the site plan do not appear to comply with ULDR Section 47-20.17. Each VRS shall be in a location that does not conflict or interfere with proposed site circulation. Also the 7th VRS (6 is required) per ULDR conflicts with proposed pedestrian sidewalk. Remove this VRS from plans since it is not required.

Clarify proposed vehicular circulation intent and logistics of valet operation as the on-site parking will also be servicing the Courtyard Marriott across street per current agreement as indicated on the provided narrative. Confirm parking is 100% valet including ground floor parking. Label information on site plan accordingly.

17. For all levels in the parking garage/ ground floor parking:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5%, adjacent to 90-degree angle parking stalls. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - e. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
 - f. 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).
 - g. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements; discuss whether these will be operated by valet parking attendants.
 - h. Confirm proposed lift parking does not conflict with the proposed pool on 7th floor.
18. Conceptual Water and Sewer plans:
 - a. Proposed water meter vaults and double detector check valves/ backflow preventers appear to be proposed within proposed FDOT right of way easement/ dedication, relocate within private property accordingly.
 - b. No 90 degree bends allowed within proposed water main services leading to the meter or back flow preventer/ double detector check valve (to be maintained by City).
 - c. Confirm whether new sanitary sewer services are proposed and label on plan accordingly.
 - d. Please include applicable City water and sewer standard details on plans for reference.
 - e. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.
19. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), 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.



20. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details 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 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.
21. 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 (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
22. Depict proposed building doors and provide sufficient grades on conceptual paving, grading and drainage 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 1st Level Finished Floor Elevations to meet ADA accessibility requirements. Indicate how ADA requirements will be met on sidewalk across proposed driveway opening on North side of project. Depict ADA route and connection of the existing sidewalk just north of site.
23. 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).

24. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Depict information on plans accordingly.
25. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along State Road A1A/ Seabreeze 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. Discuss feasibility of moving the existing catch basin adjacent to the existing parking stalls along NW 6th Ave into the valley gutter.
- 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. 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.
- e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.

26. Show all existing and proposed utilities on engineering and landscaping plans for potential conflict.
27. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
28. 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.

29. 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.
30. 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.
31. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
32. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
33. Additional comments may be forthcoming at the DRC meeting.



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CASE COMMENTS:

Please provide a response to the following:

1. Provide ISA Certified Arborist report to support proposed condition rating of existing trees. Please review and confirm the proposed tree condition ratings as it is very unusual to have canopy trees and palms all with the same condition rating.
2. The use of CU 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.

3. 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 Sheet C-3 of 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.
4. 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. Please verify with Sheet E1.2 that light pole locations are not conflicting with trees.
5. 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.
6. Shift the sidewalk in towards the property to provide a landscaped area between the sidewalk and the street.
7. Remove landscaping symbols from all plans other than landscape related plans. This way, only those sheets have to be revised to accommodate future changes.
8. If renderings are going to include landscaping, be sure the landscaping that is illustrated is accurate in accordance with the proposed landscape plan.

Please consider the following prior to submittal for Building Permit:



9. 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 not this at time of submittal.
10. 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.
11. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
12. 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: R18054

CASE COMMENTS:

Please provide a response to the following:

1. Stairwells should egress only first floor.
2. Hotel rooms should have in-room safes.
3. Consider CCTV use at all entrance/exit points of the buildings including parking areas, lobby area, stairwells, areas where money is handled or stored, and common areas. CCTV should be monitored and recorded to a remote location.
4. Easily identifiable and accessible emergency communication devices shall be placed in the parking garage
5. Light-reflection type paint shall be considered to increase ability To observe movement in the parking garage
6. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
7. The use of electronic card access should be considered for entrance points, hotel rooms, and amenities areas.
8. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an180 degree view finder on solid doors.
9. Pool area should incorporate safety features to prevent unsupervised children from accessing the pool.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18054

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. Containers: must comply with 47-19.4
7. Draw on plans the equipment in the trash room
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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



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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. Submit a shared parking analysis/parking reduction study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
3. Please provide the FDOT pre-application letter.
4. Provide vehicular turning movement entering and exiting the site. And show a site circulation plan.
5. Please provide an analysis and narrative explain the valet operation between this site and the site across the street
6. Place the back of the sidewalk on the ultimate right of way line.
7. Ensure sidewalk is a minimum of 8 feet wide on Seabreeze Blvd. This minimum is in reference to clear, unobstructed pathways – trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
8. Continue concrete sidewalk through the driveways.
9. Provide pedestrian lighting along the sidewalks.
10. Please show inbound and outbound stacking requirements according to sec 47-20.5 General design of parking facilities. Stacking must not cover the sidewalk.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
12. All loading and unloading must be contained on site including postal delivery services.
13. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
14. 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.



15. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
16. Consider installing electric car charging stations and add the total count to the site data table.
17. 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.
18. Additional comments may be provided upon further review.
19. 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.



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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) 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.
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: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
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 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 LTappen@fortlauderdale.gov or 954-828-5018.
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. 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. The applicant is strongly



encouraged to present the proposed project to the Beach Redevelopment Board prior to the Planning and Zoning Board meeting.

7. 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.
8. Pursuant to the Unified Land Development Regulations, 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
9. 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.
10. 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.
11. Critical to the experience and identity of the Central Beach environment is the visual connectivity to both the Intracoastal Waterway and the Atlantic Ocean. The façade facing the water should be lined with active uses rather than parking. Building mass should be reduced through design elements to enhance water view corridors. Consider shifting the tower south or create two towers to maintain view corridors for adjacent buildings through the open area between the Beach Boys Plaza and the Courtyard Marriot. In addition, consider opportunities to create views to the Intracoastal Waterway through the building at the ground floor from Seabreeze Boulevard.
12. Provide information and graphics as to how this 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.
13. Continue waterfront promenade extension from Bahia Mar and Aquatic Center plans. In addition, coordinate with the Beach Community Redevelopment Agency and Transportation and Mobility Department regarding the necessary pedestrian improvements to cross Seabreeze Boulevard.
14. Discuss public access areas on property (identify if it is a pedestrian sidewalk, path, public plaza area, or open space area), as identified on Site Plan Sheet C1 and as proposed in Comment #13. Applicant shall provide the public 24-hour access to any public access areas that are utilized as part of the public



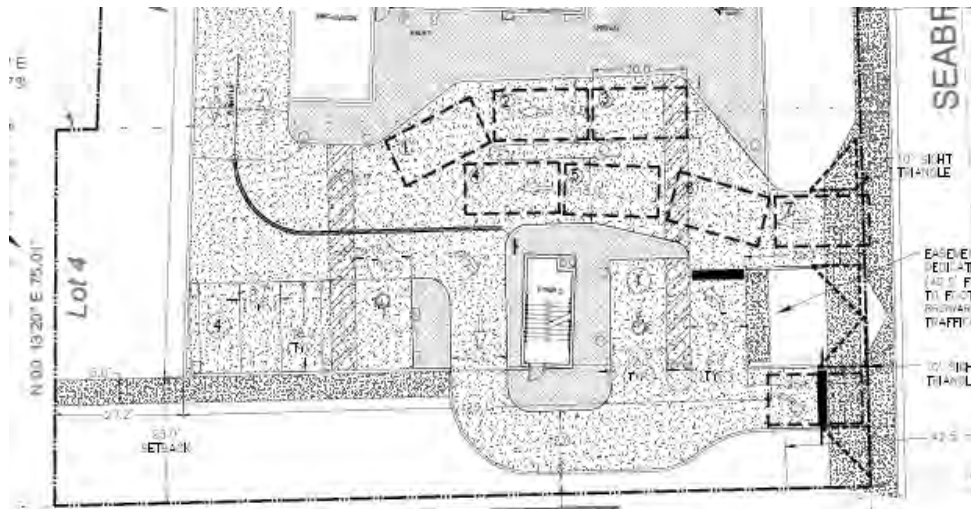
sidewalk, along a public right-of-way for entire project frontage. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.

15. 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. Indicate the project's compliance with the following ULDR sections. ULDR sections to be addressed in detail include the following:
 - a. ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria
 - b. ULDR Section 47-23.8 Waterway Use
 - c. ULDR Section 47-12.4.C. Additional requirements for modification of yards fronting on rights-of-way in the PRD, ABA, SBMHA and SLA zoning districts.
 - d. ULDR Section 47-12.5.F.1.c regarding request for reduce setbacks based upon that yard setback requirements be less than an amount equal to one-half the height of the building.
 - e. ULDR Section 47-12.6.D, Applications for development approval.
 - i. ULDR Section 47-25.3, Neighborhood compatibility requirements. Address requirements individually.
16. Pursuant to ULDR, Section 47-24, please ensure compliance with additional application requirements for a development application for the Central Beach area, pursuant to Section 47-12.6.D.
17. 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.
18. Provide additional information regarding how parking on the proposed development will service the existing Courtyard Marriott hotel. Include information on the following:
 - a. Calculation of total required parking for Courtyard Marriott and amount to be provided on both sites.
 - b. Method for managing parking for the Courtyard Marriott during construction of the proposed Residence Inn.
 - c. Safe pedestrian crossing from the Courtyard Marriott to the Residence Inn.
 - d. Describe how valet parking will function for both the Residence Inn and the Courtyard Marriott.
19. Provide the following changes on site plan:
 - a. Update site plan data table to show minimum yard setback requirements as one-half the height of the building per ULDR Section 47-12.5.F.c
 - b. Clarify lounge/dining use on ground floor plan. Per ULDR Section 47-12.4.A.1.i, 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.
 - c. Pursuant to ULDR, Section 47-12.5.F.5, List of Permitted Uses, please be advised project will be subject to the list of permissible uses per the SBMHA Zoning District. Provide a note on site plan sheet indicating compliance with this ULDR section.
 - d. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line per ULDR Section 47-23.8 Waterway Use.
 - e. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.

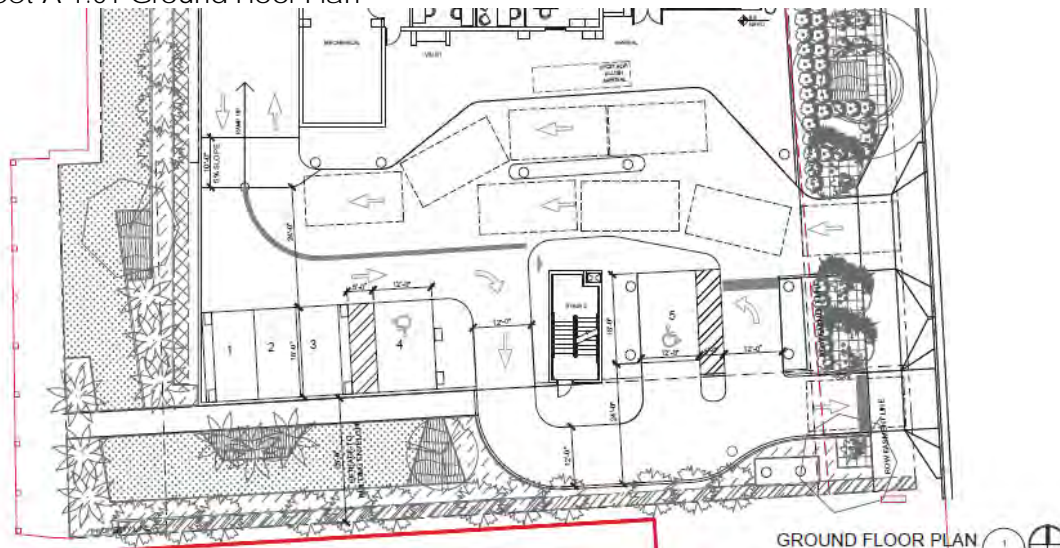


- f. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site
- g. Correct discrepancies between C1 Conceptual Site Plan and A-1.01 Ground Floor Plan including the following:
 1. Location of ROW easement line
 2. Directional arrow for egress from the property
 3. Pedestrian crossing from disabled parking spaces.
 4. Number of vehicular reservoir spaces and vehicular reservoir space #7 on C1 which crosses the property line
 5. Driveway ramp dimensions and slope

Sheet C1 Conceptual Site Plan



Sheet A-1.01 Ground Floor Plan





20. Provide the following changes on the elevations:
 - a. Include creative and unique articulation solutions in the building façade.
 - b. Expand the information for all building materials including the decorative aluminum louvers and white aluminum louver panels with specifications, and/or photographic examples.
 - c. Increase the visual interest of the tower top, providing for building skyline presence that is reflective of a world class destination.
 - d. Building frontage facing waterways should contain architectural details and active uses that minimize the exposure of the parking.
 - e. A greater design emphasis should be placed on the ground level, such as increasing first floor transparency to enhance the public realm and pedestrian experience.
 - f. Show that, at a level between the 4th and 10th floor, an additional setback of at least ten feet or multiple setbacks which total a minimum of at least ten feet per ULDR Section 47-12.4.C is met. In addition, consider an additional stepback from the third floor particularly for the east and west facades facing the public right-of-way and the Intracoastal Waterway. See proposed 2009 Sasaki Central Beach Master Plan (<http://fortlauderdale.gov/home/showdocument?id=3979>, p. 79) regarding shoulder heights, shoulder stepback and preferred floorplates sizes.
 - g. Canopies or arcades located over ground floor window, doors, or other transparent features must have a minimum of ten feet in depth per ULDR Section 47-12.4.C
 - h. Dimension balcony depth and setback from property line.
 - i. Cornice must be placed at a minimum height of 20 feet per ULDR 47-25.3.A(e)(iv)(c).
 - j. Clarify if floor height is sufficient for proposed parking lifts and pool depth.
21. Add description of structures on north and south side of the building on floor plan Sheets A-1.07 through A-1.09.
22. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
 - a. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
 - b. **Provide context elevations (north/south and east/west) indicating proposed project and nearby properties**, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - c. **Provide pedestrian level perspective renderings for both the eastern from the water and western façade from across the street** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping;
 - d. **Provide detail of ground floor elevations** including the western façade facing the Intracoastal Waterway with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include outdoor seating and pedestrian walkways and proposed landscaping;
 - e. **Provide a shadow study** indicating shadows at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22) and Spring Equinox (March 21). Indicate property lines and indicate shadow spillover beyond property lines. Study must be in context and scale with the surrounding area, and should



- show adjacent lots, streets, neighboring buildings, pools, etc. Indicate if any parks or open space will be impacted;
- b. **Provide a night-time rendering** of the proposed project elevations.
23. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Lighting must meet the requirements in City Code of Ordinances, Chapter 6, Article III, Sea Turtle regulations. Note that the building lighting is subject to limitations as to its impact on sea turtle habitats and nesting.
24. 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.
25. 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. 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.
26. Prior to final DRC sign off, a valet parking agreement must be completed with the City Attorney's office pursuant to 47-20.18 regarding mechanical parking. When an owner of a parcel wishes to provide valet parking services and use the parking design requirements provided in ULDR Section 47-20.18, the owner must enter into an agreement with the city which includes a legal description of the parcel where parking will be located and states the number of parking spaces which must be provided and that attendants will be provided one hundred percent (100%) of the operating hours of the use. If the parcel to be used for valet parking is different than the parcel the parking serves, the provisions for off-site parking must be met. An off-site parking and valet parking agreement shall be executed on behalf of the city by the department and approved as to form by the office of the city attorney.
27. 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>
28. In regard to physical, communication, and radar obstructions, the 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 Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
29. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials
- Please note any proposed signs will require a separate permit application.

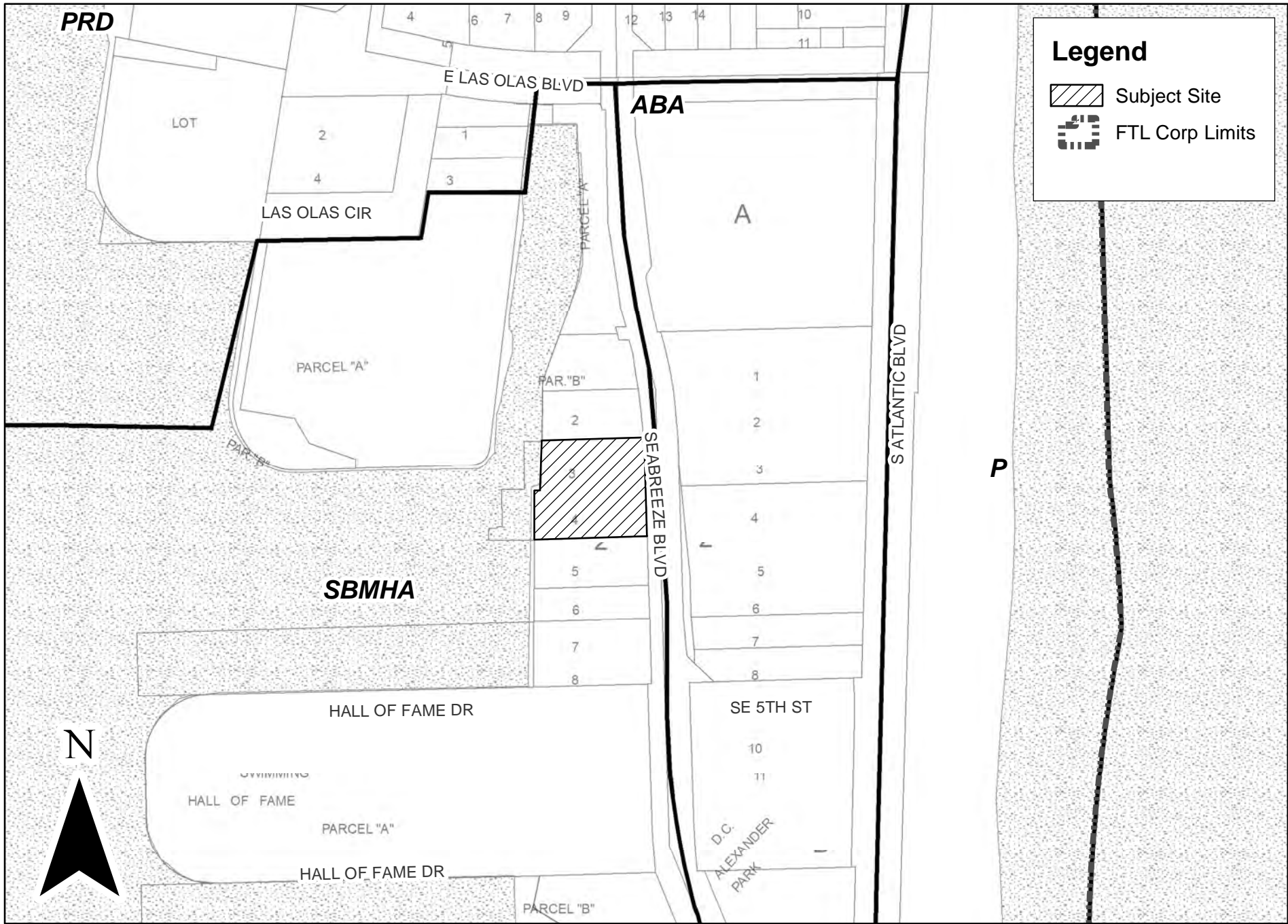


30. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant 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"):

31. Provide a written response to all DRC comments within 180 days.
32. 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.
33. An additional follow-up coordination meeting(s) may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-5018) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
34. Additional comments may be forthcoming at the DRC meeting.



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