



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 13, 2018

APPLICANT: Pier 66 Ventures, LLC.

PROJECT NAME: Pier Sixty-Six Hotel & Marina

CASE NUMBER: R18073

REQUEST: Site Plan Level III Review: Waterway Use, Conditional Use for Mixed-Use Development with 127 New Hotel Rooms, 156 Renovated Hotel Rooms, 16,000 Square Feet of Office, 17,000 Square Feet of Commercial, Allocation of 127 Residential Flex Units with Parking Reduction

LOCATION: 2301 SE 17th Street

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Jim Hetzel



Case Number: R18073

CASE COMMENTS:

- 1) Provide the FBC Building Type designations on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for the buildings.
- 3) Include compliant elevations for vehicles requiring access including transport for the disabled and emergency vehicles. FBC Accessibility Chapter 5, 502.5 required heights.
- 4) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 5) Indicate provisions of FBC 406.4 and 406.5 for open parking garages and/ or FBC 406.6 for enclosed parking garages.
- 6) Indicate ADA Fair Housing for applicable residential portions of the Project.
- 7) Comply Accessibility Guidelines for Hotel Rooms per FBC ADA

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=C00R_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: R18073

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

- a. Provide 10'x15' (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.
- b. Discuss with planner on any on-site public access/easements requirements associated with pedestrian waterway access from SE 17th Street; show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/development-review-committee-service-dema>
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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).

Property lines, Right-of-Way, NVAL, 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).

Sufficient information must be provided on survey in order to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties. The submitted survey is not legible and appears it was not finalized. Ensure above information is provided with revised survey and that is legible.

3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on survey/ plat: 18' FPL easement, 50' navigation easement. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.



4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on site plan/ engineering plans and/or demolition plan (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to water, sewer, drainage, electrical, communications, etc.
5. Provide disposition of existing fence along perimeter of the property that conflict with proposed improvements/ door openings, etc.
6. Per ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property (maximum height) except as described under ULDR Section 47-19.3.f. Provide existing seawall elevation and indicate how related proposed improvements meet ULDR requirements.
7. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for SE 17th Street and adjacent access road.
8. Discuss if proposed development will be phased and provide information on plans accordingly.
9. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
10. Provide overall site plans for the different "levels" to better understand how the proposed improvements relate to adjacent right of way improvements to remain and how the site circulation functions in between levels and how the pedestrian realm is incorporated.
11. For all disciplines: Provide an overall/ master plan depicting the related proposed improvements/ linework so it is easier to review the overall design intent (i.e. on conceptual water and sewer plan, have an overall master plan that depicts the proposed water and sewer lines, existing lines to be removed and provide the detail information such as utility size, material, inverts and length on the bigger scale sheets). Ensure match lines and sheet numbers are labeled correctly on all plans.
12. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks and utility easements if any building overhang is proposed.

Provide overall building/ site elevations (north/ south/ east/ west) of the development that depicts the proposed and existing buildings setback from property lines as well as provide a visual of the proposed development different levels in relation to the adjacent development and right of way. Provide a rendering from the access road/ SE 17th street intersection level (instead of from the bridge) so we have a better understanding of how pedestrian connectivity from SE 17th Street is incorporated on proposed development with the proposed grade differential.
13. Provide and label typical roadway cross-sections for the proposed development side of SE 17th Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
14. Depict/ label existing/ proposed stop sign/ bar and pavement markings on right of way adjacent to the site and on driveway connections to right of way as applicable. Also provide appropriate pavement marking and signage on-site to confirm safe on-site circulation is provided.



15. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical.
16. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans at SE 17th Street and adjacent access road. Confirm proposed improvements meet FDOT sight triangle requirements.
17. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management and how it impacts the site circulation. Show truck turning movements in and out of 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.
18. Justify 'zero' loading zones being required as indicated on site plan as some of the uses require loading zones per ULDR Section 47-20.2 Table 2 and Section 47-20.6 (i.e. marina, restaurants, etc.). Label on Site Plan the proposed type and location of (4) loading zones provided; also label location of ADA van-accessible parking stalls. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
19. 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.

Provide clarification/ identify on plans whether the site is 100% valet. If the development is not 100% valet indicate which areas are reserved for valet as it appears there is connection between all garages and the valet area for the hotel.

20. Discuss if condo, single family home and villas will be separated from general parking area and valet area with gates.
21. For all 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. Per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units and valet parking per ULDR Section 47-20.16. Indicate how proposed tandem parking meets this requirement.



- f. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car or where the number of parking spaces in the dead end is 10 or less (AASHTO "P" Design Vehicle).
22. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
 23. A bond for the construction and/ or replacement of public sidewalks/ ADA ramps abutting the proposed development (City, FDOT, and County jurisdictions) shall be provided prior to final DRC sign off. The bond amount shall be for 125% of the total construction cost. A cost estimate breakdown for the installation of the public sidewalk improvements (including but not limited to materials, labor, mobilization, MOT, permitting and certification) signed and sealed by a Florida Professional Engineer shall be submitted for review and acceptance prior to finalizing the bond.
 24. Conceptual Water and Sewer plans:
 - a. Label proposed water and sewer services material on plans.
 - b. Label existing fire hydrants adjacent to the site and indicate whether they will remain or be relocated in coordination with proposed improvements.
 - c. Water meters 2 inch or smaller are usually installed within right of way. Is an easement being provided for City access? Discuss easement requirements and whether individual meters are required to service the single family homes within the development or if a master meter should be proposed instead.
 - d. Label size of proposed easements on east and west side of development for proposed meter vaults 4 inches and larger. Verify with Public Works the easement sizes are adequate for access and if any encroachments are proposed within the easement (i.e. fire DDCVs) that they are acceptable.
 - e. Tapping of a 24-inch WM is typically not allowed as depicted on the proposed west side of the development. Confirm with Public Works if proposed connections are acceptable.
 - f. Label proposed 8 inch sanitary sewer extension within development as private.
 - g. Verify existing sanitary sewer service is deep enough to service the proposed villas on the north side of the site. Plans do not provide sufficient information to confirm.
 - h. Existing 8-inch sanitary line adjacent to development may need to be upsized depending on ERU's of development.
 - i. Existing 10-inch WM may need to be upsized depending on ERU's of development (east side of development).
 - j. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.
 25. 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.
 26. 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, typical lot grading for the proposed



single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation 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. Clarify if existing trench drain on existing driveway connection to SE 17th Street is connected to on-site drainage system or FDOT system and depict information on plans along with any other on-site drainage infrastructure to remain or be removed/ relocated.

27. Depict proposed building doors and provide sufficient grades/details 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. Also discuss the proposed grading differential between the proposed development and the adjacent public sidewalk along the access road and how the proposed doors on level 00 on the condo parking podium will be accessed.
28. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within Right-of-Way (coordinate as appropriate with the respective FDOT 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.
29. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality 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. 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.
30. 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. Especially where proposed elevations appear to be over 2' higher than existing ground. Provide correspondence and depict information on plans accordingly.
31. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SE 17th Street and access road. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.



- c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. 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.
32. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. Also, proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
33. 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.
34. 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 to discuss proposed scope of closure within City Right-of-Way.
35. Discuss 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. Ensure proposed light poles locations are coordinated with on-street parking/ vehicle door opening.
36. 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, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
37. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
38. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
39. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R18073

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 (hydro zone) 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 hydro zones on planting plan, and include calculations in table.
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. CU 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.
3. 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
4. 47-18.21. Mixed Use Development
H. Landscaping and open space requirements. Street trees shall be planted and maintained along the street abutting the property where the MXU is located to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of [Section 47-21](#), Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. Open space and landscaping shall be required in conjunction with residential uses in a mixed use development according to the following:
 - a. Newly planted street trees shall be a minimum of 12 feet tall within 12 feet of the travel lane and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
5. H.2. For development in a mixed use development in other than a residential zoning district, open space shall be required. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required



open space shall include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of fifty percent (50%) of the required open space shall be in living materials used in landscaping which areas may be above grade. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both. The total amount of open space required shall be calculated based on the size and density of the development...

- a. Please verify site requirement.
6. For the property located east of the Intracoastal Waterway, the percentage of landscape materials provided above grade as permitted by this section shall also be provided off-site in an area impacted by the development as determined by the development review committee or an owner shall be required to pay a cash equivalent to the city to be used to landscape a public area impacted by the development.
 - a. Verify previous approved landscape for adjacent off site area along SE 17 ST.
 - b. With the proposed removal of the landscape materials along 17st property line and the limited proposed space between the structure and the property line. Please propose landscape installation on and off site to provide a heavily vegetative view from 17st.
7. *47-18.J. Sidewalk requirements.* Mixed use developments on property within a nonresidential zoning district lying east of the Intracoastal Waterway will be required to provide ten-foot sidewalks in a location and manner approved by the city engineer.
 - a. Please demonstrate sidewalk requirements on landscape and Civil plans.

8. Sec. 47-21.14. - Additional landscape requirements for special uses and districts.

Parking garages.

- a. Structures which enclose parking shall provide a landscape area between the street and that portion of structure enclosing the parking utilizing trees and ground cover. The minimum square footage of the landscape area to be provided shall be determined by multiplying by five (5) the lineal street frontage of the parcel of land upon which the parking garage is located, and adding four hundred (400) square feet for each corner of the parcels adjacent to a street.
 - a. Please demonstrate on the plans and the calculation sheet that this requirement is being met.
9. 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.
10. 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.



11. 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.
12. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
13. Please show existing landscape materials along street side of fence at 17st.
 - a. Please provide the code fence landscape of a continuous planting and trees.
14. Please demonstrate how the existing trees that are to remain will be protected.
15. Please show locations of existing trees on landscape plans.
16. Please identify the shrub and ground covers proposed.
17. Due to the size and complexity of this project, additional comments may be forthcoming from additional future revised plans for review.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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.
2. 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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



4. 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: R18073

CASE COMMENTS:

Please provide a response to the following:

1. Residential, hotel and retail unit's entry doors should be solid, impact resistant or metal.
2. Residential and hotel units' entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Retail unit doors should be equipped with burglary resistant lock system like door pins or lock security plates.
4. Residential and retail units should be pre-wired for an alarm system.
5. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on site. The system should cover all entry exit points, parking garage, common areas, bicycle storage, loading dock, mail room, storage areas and any sensitive area of the site.
6. Ground level stair doors should be egress only or access controlled. Stairs doors into floors should be access controlled.
7. All elevator lobbies and / or the elevators should be access controlled.
8. The parking garage resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to resident's vehicles.
9. All glazing should be impact resistant.
10. Light reflective paint should be used in the parking garage to increase visibility and safety.
11. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
12. There should be child proof safety features to prevent unsupervised children access to the pool.
13. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant or hotel guest amenities areas unless their duties require it.
14. Residents storage areas should be access controlled.
15. Exterior doors to corridors at ground level should be access controlled.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.





Case Number: R18073

CASE COMMENTS:

The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the 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@FORTLAUDEDALE.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. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.

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 SWPPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPPP and permit(s)

2. 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 from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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.



Case Number: R18073

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
7. Draw trash and recycling area on site plan.
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



Case Number: R18073

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. Contact Benjamin Restrepo 954-828-5216 brestrepo@fortlauderdale.gov about the fees required for the review of the traffic study.
2. Apply for a parking reduction and submit the shared parking analysis that is being referenced in the plans.
3. Please provide a circulation plan for the below modes:
 - Pedestrian movement from SE 17th St to the hotel, retail, condos, town houses, boardwalk along waterway, etc.
 - Vehicular movements from SE 17th St to the hotel, retail, condos, town houses, etc.
 - Truck turning movements to the loading zones.
 - Fire truck movements throughout the site.
 - Waste truck movements throughout the site.
4. Enhance the pedestrian connection from SE 17th St to the most eastern part of the waterfront boardwalk.
5. For driveways or intersections on state roadways, show the FDOT sight distance triangles according to the FDOT Design standards Index 546.
6. Please show all sidewalk and parking dimensions and driveways on the site plan, including all pinch points on the site.
7. Add pedestrian lighting along the sidewalks and pedestrian paths.
8. Shrink the driveway curb cut on SE 17th St as much as possible while still maintaining the same amount of south bound lanes. The total width could be 48 feet wide (three 11 foot southbound lanes and one 15 foot receiving lane). The amount of lanes required can be vetted out through the traffic study.
9. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities.
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. 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 being proposed isn't sufficient. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
14. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
15. Consider installing electric car charging stations and add the total count to the site data table.
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: R18073

CASE COMMENTS:

Please provide a response to the following:

1. This application is subject to Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c, Public Participation requirements. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied. A map and listing of officially-recognized neighborhood associations is provided on the City's website: <https://www.fortlauderdale.gov/neighbors/civic-associations>.

2. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation subject to the allocation of flex units per the City's Unified Flex Policy. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. Applicant shall clearly indicate the requested amount of flex units consistent with the Development Agreement.
3. The proposed project requires review and approval by the PZB. A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until 30 days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note, a copy of presented material to the PZB must be provided to staff for record file.
4. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. 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.
5. The applicant has submitted for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.



6. Applicant should provide a copy of the executed Development Agreement with a cover sheet that highlights the components of the agreement applicable to development review, by discipline, to help guide and expedite the review process.
7. The site plan needs to reflect any existing easements and access openings as depicted on the survey. There is an existing FPL easement which site plan depicts a building on top of the easement.
8. Owner recognizes and acknowledges that the subject property, upon which this application has been filed, should not be divided into separate parcels owned by several owners. The said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
9. Pursuant to the ULDR, Section 47-6.11, Permitted and Conditional Uses in B-1, Mixed Use Development is a Conditional Use. Provide a point by point narrative that addresses the Conditional Use Criteria per Section 47-24.3.
10. Pursuant to the ULDR, Section 47-6.20, Dimensional Requirements for B-1, maximum building height for development east of the intracoastal is 120 feet. Condo building 2 appears to exceed this height.
11. Pursuant to the ULDR, Section 47-18.21, Mixed Use Development, applicant must address the specific criteria related to a mixed use development with a point by point narrative that addresses the applicable mixed use development criteria. In addition, staff recommends the applicant identify where such criteria is being provided for in the site plan package such a separate graphic or notes on the site plan sheets.
12. Pursuant to the ULDR, Section 47-18.21, Mixed Use Development, residential buildings cannot exceed 200 feet in length. Residential structures attached are considered a single structure or attached to parking podium are considered a single structure. Address this matter.
13. Pursuant to the ULDR, Section 47-18.21, Mixed Use Development, certain pedestrian improvements are required, which have not provided in the site plan submittal. Staff has provided more specific comments under #17 regarding site plan changes.
14. Pursuant to the ULDR, Section 47-23.8, Waterway Use, provide additional graphics and/or detailed plans that identify where the project meets the overall intent of the waterway use section. Such graphics should correlate with the narrative as submitted with the application.
15. This project site data is missing project information such as total square feet for uses, required versus proposed comparisons, density, loading requirements, off-site parking, landscaping and open space, etc. Data should be presented in a format with required and proposed columns to determine and evaluate compliance with the ULDR. Any specifics from the Development Agreement should be noted.
16. The southeast corner of the site presents an opportunity to provide for a connection to the waterfront promenade and to create a unique pedestrian experience in coordination with FDOT. Indicate how the applicant will address connectivity regarding this matter. In addition, staff has provided more specific comments under #17 regarding site plan changes.
17. Provide the following changes on the site plan:
 - a. Provide for a 10-foot wide sidewalk along SE 17th Street;
 - b. Clearly identify where the future southern connection will occur and note accordingly;



- c. Provide better connectivity to waterfront promenade; consider creating plaza space with direct pedestrian connection to the waterfront promenade at the southeast corner of the site and provide for elements that create a sense of place; and
 - d. Address the public realm experience along SE 17th Street for better pedestrian connectivity, stronger building presence, unique project entrance, activity along the street, and coordination with FDOT on the access road.
18. Provide the following changes on the elevations:
 - a. Activate the SE 17th Street frontage where possible;
 - b. Where not possible to activate, exceptionally architectural design and treatment should be provided with design elements that add visual interests and adds to the overall sense of place and historic significance of the site and building;
 - c. Buildings fronting the waterfront promenade should provide more transparency at the ground level where there is a combination of screening and openness;
 19. Provide additional renderings from SE 17th Street that depict the public realm experience. Of the 15 renderings submitted, only one is from the SE 17th Street perspective.
 20. Provide additional information regarding the seawall and whether improvements are proposed for the seawall. Plans should be noted accordingly.
 21. Provide additional information regarding on off-site parking; location, number of spaces, pedestrian access, employee parking, etc.
 22. Sheets A5.C.01 through A7.C.01, it is unclear to the mechanical screening for the residential buildings given that each are depicted graphically different and the detail sheet is not clearly labeled. In addition, staff is unclear to the location of the garage screening concepts.
 23. Staff recommends additional graphics that depict surrounding building mass and scale in relation to the proposed project. This should include labels and the identification of other developments in the surrounding area; e.g. building heights, scale, number of units, etc. See ULDR, Section 47-25.3, Neighborhood Compatibility.
 24. Provide roof plan detail with spot elevations of the screening material depicting the mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. Views from the 17th Street bridge should be provided as well.
 25. Discuss public access area easements and hours of operation on the property for sidewalk connections, plaza areas, and waterfront promenade as identified on site plan sheets. 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. Note, a condition of approval regarding this matter will be part of Final DRC Sign-off.
 26. It is recommended the following bicycle-related comments be addressed:
 - a. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and visitors;
 - b. Bicycle parking is proposed on site and within structures with final location TBD. Additional information is needed on proposed bicycle storage including whether the area is sheltered,



- secured, and will have direct access to the bike network. Note that bicycle parking and bicycle storage are two different things serving different functions.
- c. Provide air pumps at the bike storage for residents. Send email to Benjamin Restrepo at Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide; and
 - d. Indicate more detailed breakdown of bike parking calculations and ratio for this project and include this information in the site data.
27. Ensure the site plan package contains adequate amount of detail drawings and cross sections for streetscapes, north access road between the bridge and parking podium, waterfront promenade, and other building design features to demonstrate compliance with the ULDR and comments provided herein.
 28. Be advised that signage is reviewed separately and must comply with the City's ULDR and any depiction in the site plan package does not approve such signage.
 29. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, and whether the project is located along a planned bike network.
 30. 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>
 31. 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 Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
 32. 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. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.
 33. Be advised that additional comments may be forthcoming based upon submittal of information and revised drawings. In addition, planning staff highly recommends follow-up meeting on design related items to ensure clarity and adequate resubmittal of documents and plans.
 34. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.

HISTORIC PRESERVATION REVIEW

35. Within the proposed project is the Pier 66 Tower that was constructed in 1965. As per the development agreement, the developer will seek historic designation for this tower structure in the future, and within Section 8. Historical Preservation and Community Benefits, 8.1 Improvements to be Designated, of the agreement it states:



“Developer is currently in the process of working on plan to restore the Pier 66 Tower and will work with the City’s historical consultant and the City’s professional staff to seek all proper permits from the City for any work, specifically ensuring that any work in no way jeopardizes the historical significance of the Pier 66 Tower’s exterior.”

As such, below are comments related to the proposed scope of work affecting the tower utilizing the Secretary of the Interior’s Standards and the City of Fort Lauderdale’s Historic Preservation Design Guidelines for New Construction and Additions which considers the following design principles; Scale, Building Form and Massing, Setbacks, Site Coverage, Architectural Elements and Projects, Alignment, Rhythm and Spacing, Façade Proportions, Trim and Detail, and Materials. Additionally, criteria included within Section 47-24.11.C. of the Unified Land Development Regulations (ULDR) reflects on the standards and principles within the above documents within our adopted regulations. Please acknowledge.

36. Connection of an addition to the tower on the north side of the structure: Visible from all four sides from all surrounding right-of-ways and waterways, the overall tower form remains intact, although the first three floors of the structure have been altered. Rising to a total height of 17 floors the tower has a total height of 220’-0” ; the proposed new addition contains 10 floors with a total height of 112’-0” to the roof. The proposed connection point between both buildings is located at the northwest corner of the tower and rises to the full height of the new addition. Consider the following:
- a. In order to limit the visual and physical impact to the tower, the connection point between it and the new construction should be limited to the lower levels of the structures. It is unclear as to the purpose of the connection between both structures for the full ten stories since both independently maintain elevator banks and there does not appear to be shared amenities between each floor;
 - b. A greater separation of space should also be provided between the tower and the new hotel addition to allow for each structure to read as separate entities. Plans do not provide dimensions of the space provided between each structure which is separated by a glass curtainwall; however the visual representation shown in the plans, elevations, and within the renderings provided, the space does not appear to be sufficient;
 - c. The adjacent new structure is compatible in the alignment of each floor with the floors located within the tower as well as the size and pattern of fenestration. Overall architectural elements represented in the new structure demonstrate more round or curvilinear shapes rather than complementing the rectilinear and triangular forms found within the existing tower. Most of the materials utilized within the new hotel are present on the tower, however it appears that the material utilized in the guestroom divider screen is wood – which is a new material and should not be introduced to a connecting structure. Additionally a stone panel system is introduced to portions of the new addition, which is also a material that is not found within the existing tower. Due to the scale of the drawings and the lack of dimensions, some details have not been verified. Additional comments may apply once further details are reviewed; and
 - d. Applicability from the Secretary of the Interior’s Standards for Rehabilitation for comments above 36.a through 36.c;
 - i. Standard 9 states: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
 - ii. Standard 10 states: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



37. Alterations to the elevator tower on the north side of the structure:
- a. Proposed alterations to the elevator core on the existing tower adjusts the shape of the structure on the north elevation to match the south elevation. The north elevation should follow the floor plate of the original tower and not create a false sense of history by attempting to match the opposite elevation;
 - b. Documentation of the existing elevator tower (north elevation) through photos and submission of plans showing existing conditions of this element should be submitted prior to the occurrence of any alterations; and
 - c. Applicability from the Secretary of the Interior's Standards for Rehabilitation for comments above 37.a and 37.b;
 - i. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
38. Treatment of the first three floors of the building and the compatibility between proposed work within this area in relation to the tower;
- a. Proposed elements at the ground floor should be more in keeping with the architectural elements and materials found within the existing tower – such as the vertical screen wall, the architectural screen wall, and the arrival screen wall. The arrival canopy structure does appear to complement the elements found within the decorative metal rooftop cap of the tower.
39. Treatment of façade materials and replacement of existing materials;
- a. Notes are included on the tower elevations as to the treatment of various elements on the façade, including replacement of select features. Additional notes should be included on the plans where elements are to be replaced that state that such elements will match the existing;
 - b. The following comment is shown on the elevations in relation to the existing exterior wall material:
 - i. Existing exposed aggregate panels to be coated with new opaque elastomeric coating system. Color to be white. The existing exterior wall material is Chattahoochee river gravel and Caroline white gravel which is original to the structure. This material should not be altered and if replacement is necessary, it should be fabricated to match the existing in color and texture, and should not be painted. It is difficult to identify the extent of this material on the elevations provided, consider providing a hatch to differentiate it from the adjacent smooth wall material
 - c. Applicability from the Secretary of the Interior's Standards for Rehabilitation for comments above 39.a and 39.b;
 - i. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - ii. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

GENERAL COMMENTS

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

40. Provide a written response to all DRC comments within 180 days.
41. 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.



42. Be advised additional comments may be forthcoming based upon the submittal of missing information, drawings, and plans. Furthermore, additional comments may be provided at the DRC meeting.

