



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 25, 2019

**APPLICANT:** AIDS Healthcare Foundation

**PROJECT NAME:** Healthy Housing Foundation Apartments

**CASE NUMBER:** R19041

**REQUEST:** Site Plan Level II Review: 500-Unit Multi-Family Residential Development in Downtown Regional Activity Center

**LOCATION:** 700 SE 4th Avenue

**ZONING:** Regional Activity Center - City Center (RAC-CC)

**LAND USE:** Downtown Regional Activity Center (D-RAC)

**CASE PLANNER:** Jim Hetzel



**Case Number: R19041**

**CASE COMMENTS:**

- 1) Provide the FBC Building Type ( Chapter 6) Designation on the plans.
- 2) Designate Fair Housing Provisions FBC Accessibility.
- 3) Provide Designated Compliance to Parking Garage Open Air Parking per FBC 406.5

**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](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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

- a. 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 Final DRC 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.
2. The corresponding Easement Vacation application (E19004) shall be approved by City Commission prior to Final DRC Sign-off.
3. Discuss if existing 10' Utility Easement along North property boundary is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of the proposed landscape trees, and/or irrigation located within their Utility Easement. Otherwise, a 'letter of no objection' from each private utility owner that has an interest in this Utility Easement will also be required.
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 plans (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 above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
5. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
6. 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.
7. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
8. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.



9. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project.
10. Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ 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.
11. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ 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.
12. Per the City's Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. However, if one or more of the exceptions stated in the above section are found to exist, then the property owner can request a sidewalk waiver by providing justification in a letter to the City.
13. 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.
14. For all levels in the at EMS Substation parking garage parking garage:
  - a. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively. Verify slope adjacent to handicap parking stalls at top of ramp.
15. 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 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.



16. 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.
17. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.  
  
Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
18. 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.
19. 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.
20. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
21. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R19041

**CASE COMMENTS:**

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Fire command door must be located to an outside wall and have a door leading to the outside.  
Fire command room must be located in the residential building.
4. Fire separation is required between fire rescue occupancy and residential/parking garage.
5. The fire rescue station must have an independent fire alarm and fire sprinkler system.
6. SE 7 Street must have an emergency light/flasher when fire rescue pulls out of the rescue bay.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. N/A

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.
2. BDA radio system must be installed.



Case Number: R19041

**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. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please investigate the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

3. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 6 feet canopy clearance and provided on 30 feet centers within the curb.
  - a. Proposed landscape plan does not meet the street tree requirement. While a 7 feet unobstructed clear path is as to the Downtown Master Plan Guide Lines, so is there to be trees between the curb and traffic area. Please investigate redesigning the sidewalk areas to provide the 7 feet clear unobstructed path way and providing the required trees between the curb and traffic areas.
  - b. Redesigning the location of the sidewalk bringing the landscape area between the sidewalk and traffic area will also allow additional street trees along SE 4<sup>th</sup> AVE and 7<sup>th</sup>.
4. 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.
  - a. Utilities located on SE 7<sup>th</sup> ST east side of driveway, please shift out to allow for an additional street tree.
5. Please provide information in relation where the overhead power lines are to be put underground.
6. Tree disposition shows tree No.188 Gumbo Limbo to remain in place while landscape plan does not. Please correct.



7. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
  - a. The existing Sabal palms at the corner of NE 4<sup>th</sup> AVE and NE 8<sup>th</sup> ST fulfill this requirement of palms at the corner. Please provide additional large shade trees in the location of the DC Dypsis Cabadae palms. With the redesigning of the sidewalk along NE 4<sup>th</sup> AVE and NE 7<sup>th</sup> ST bringing the landscape area between the traffic area and sidewalk, clustering palms may be proposed within this landscape strip. Please propose three (staggered height) individual signal cane palms (minimum 16 feet OA) installed as a cluster with each palm a maximum 5 feet apart at their base to frame the corner.
8. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
9. Parking garages. 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 landscape plan that this requirement is being met.
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.
  - a. Please identify light poles on plan.
11. For the proposed paving at the existing trees to remain at the corner of SE 4<sup>th</sup> AVE and SE 8<sup>th</sup> ST, please provide information as to the impact that will occur to these trees and how they will be protected. Please have a certified ISA Arborist evaluate the proposed work to the trees and provide a report as to actions required to protect the trees and not create a violation to city ordinance.

## **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 is 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. 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: R19041

**CASE COMMENTS:**

Please provide a response to the following:

1. Residential entry doors should be solid, impact resistant or metal.
2. Residential unit's entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Residential units should be pre-wired for an alarm system.
4. All ground level stair doors should be egress only or access controlled.
5. Lobby doors and elevators at the ground floor should be access controlled.
6. All mechanical, electrical and maintenance rooms should be access controlled.
7. 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 and any sensitive area of the site.
8. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door / window lock pins features to prevent the door / window from being lifted off the track.
9. Emergency communication devices should be available at common areas and the parking garage.
10. Balconies should provide a barrier between adjacent balconies for security.
11. All lighting and landscaping should follow C.P.T.E.D. guidelines.

**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: R19041

**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 equipment on plan to show it will fit in trash room.
8. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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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. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. All proposed steps must begin with in the property and outside of easements and the public right of way.
3. Ensure sidewalks in the public right of way are a minimum of 7 feet wide. This minimum is in reference to clear, unobstructed pathways –Light poles, 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.
4. Please provide pedestrian lighting along the sidewalks. Submit a photometric plan of the lighting on the sidewalk, a lighting pole, and light fixture detail of what is to be proposed.
5. 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.
6. The city reserves the right to meter the on street parking stalls at any time.
7. All loading and unloading must be contained on site including postal delivery services.
8. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
9. Bicycle parking is strongly encouraged. 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.
10. 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.
11. Additional comments may be provided upon further review.



12. 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. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown 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.
3. Be advised that development applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability at the time of site plan approval on a first come, first served basis. The applicant is proposing to restrict the development as an affordable housing project and as such, the project may be allocated affordable units from the Downtown RAC if deemed the project meets the affordable housing requirements per the Broward County and City's Land Use Plans.
4. Pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-13.20.N, the project is subject to a 30-day review period by the City Commission and potentially subject to approval by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant will be responsible for all public notice requirements. Note, the City Clerk's office requires 48 hours' notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
5. This project is subject to the requirements of an Interlocal Agreement for School Mitigation and School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to final DRC approval, a School Capacity Availability Determination (SCAD) letter must be provided to the City that states if the project is exempt or vested from school concurrency, confirms capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
6. This project is subject to the approval of a concurrent application to vacate a utility easement, DRC Case E19004. Note, Final DRC for the site plan shall not be provided until such easement vacation is approved by the City Commission.
7. Additional information is needed on the mechanism(s) for restricting the project as an affordable housing development; e.g. deed restriction, covenants, etc.
8. The project does not meet certain Downtown Master Plan (DMP) intents and guidelines, which have been identified below. The applicant has provided information requesting consideration for site specific design elements, which do not meet the DMP. Staff has provided comments below under each design guideline category and identified where the applicant is requesting specific approval.



#### Principles of Street Design

- a. Adjust the streetscape design along SE 4<sup>th</sup> Avenue and SE 8<sup>th</sup> Street to reflect the cross section for local streets with the following elements: on-street parking, street trees, and minimum 7-foot clear sidewalk;
- b. Adjust the streetscape design along SE 7<sup>th</sup> Street to reflect the cross section for local streets with the following elements: street trees and minimum 7-foot clear sidewalk;
- c. The building line along local streets should be measured 35 feet from the centerline of the right-of-way, which provides for streetscape elements as described in comments above 8a and 8b. As proposed the site plan depicts ramps, stairs, bike racks, planters within this area; *Applicant requested item.*

#### Principles of Building Design

- d. A tower stepback of 30 feet is required for the west and south portions of the tower; *Applicant requested item;*
- e. Provide for pedestrian shading devices such as awnings, canopies, or arcades;
- f. Provide clear, detailed cross sections that indicate transition from grade to ground floor;
- g. Tower shall maintain 30 feet horizontal distance to the east property line; *Applicant requested item.*

#### Quality of Architecture

- h. Revise the tower top by increasing the visual interest of the design thereby providing skyline drama and better expression of the overall project design with varying angles, creative and innovative building illumination.
9. Provide information and documentation that the proposed Emergency Rescue Substation is acceptable to the City's Fire Rescue Department. Include information on ownership and/or lease arrangements for use of the substation by the City and a summary on the intended operations for this substation including service area, number of employees, parking, etc.
  10. Provide additional information on parking for the site. The project narratives indicate shared parking, as well as secured Fire Rescue staff parking, will be provided on the AHF Headquarters property to the west but the total number of shared spaces is not listed in the site data table.
  11. Provide detail drawing(s) with spot elevations of roof plan depicting adequate screening of roof mounted equipment. All rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume. Staff recommends the applicant enhance the tower top by increasing the height of the screening material or with varying angles.
  12. Discuss public access area easements and hours of operation on the property for sidewalk areas that are located on the property. 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.
  13. 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;
    - b. Bicycle parking should be increased given the reduction in parking. Additional information is needed on bicycle storage including whether the storage area will be sheltered and have direct access to the bike network/street. Note that bicycle parking and bicycle storage are two different things serving different functions; and



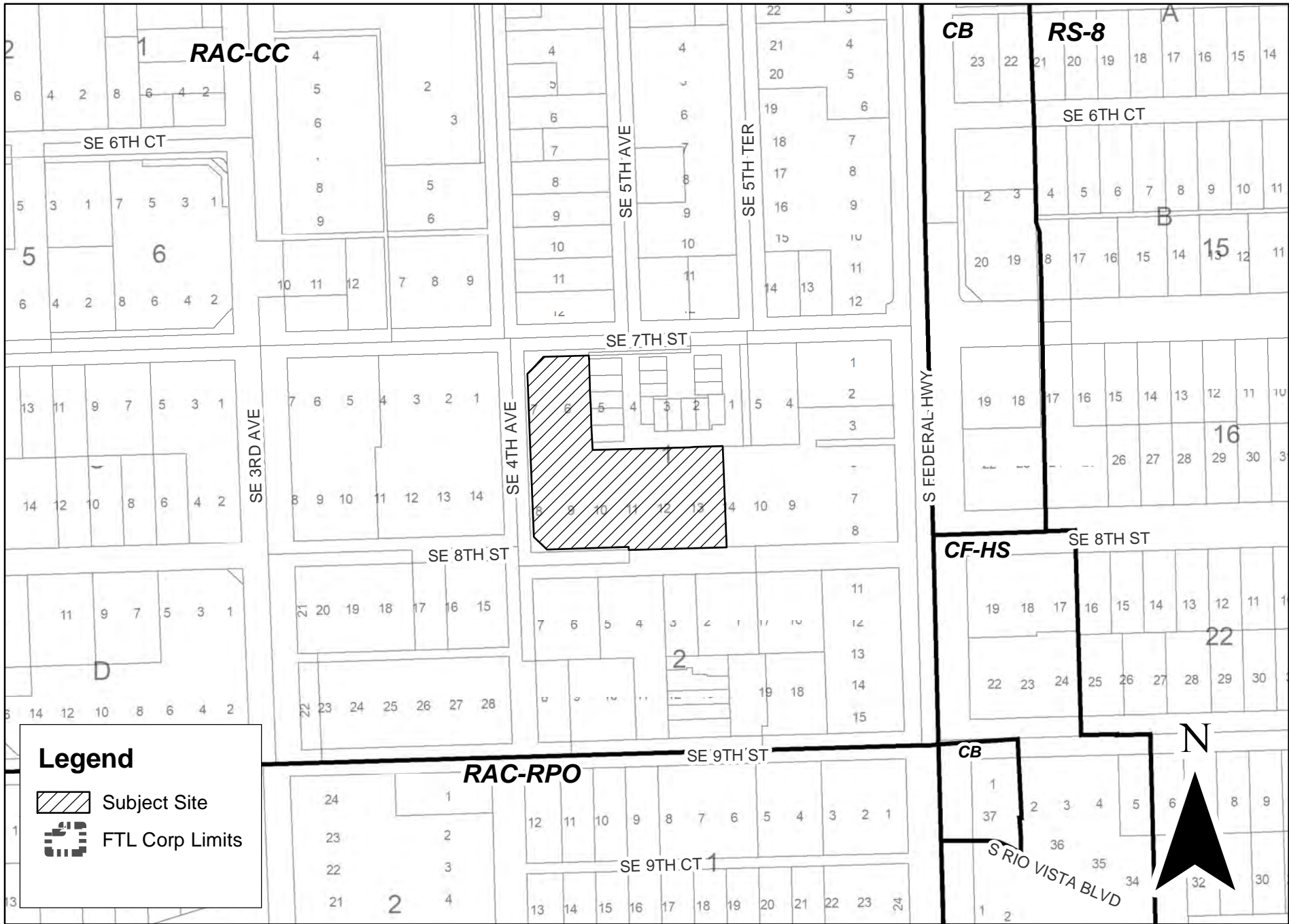
- c. Provide air pumps at the bike storage for residents. Send email to Benjamin Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov) for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
14. Ensure the site plan package contains adequate amount of detail drawings, images, and cross sections. This includes streetscapes cross sections, garage screening material, green wall system, and other building design features.
15. 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.
16. 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>
17. 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.
18. 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.

### **GENERAL COMMENTS**

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

19. Provide a written response to all DRC and DRT comments within 180 days.
20. 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.
21. Additional comments may be forthcoming at the DRC meeting.





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