



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 22, 2019

APPLICANT: Lochrie & Chakas P.A. - Robert Lochrie

PROJECT NAME: Towers Retirement Home, Incorporated

CASE NUMBER: PDD19002

REQUEST: Site Plan Level IV Review: Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Planned Development District (PDD) with Site Plan Approval for 39 Multifamily Residential Units

LOCATION: 824 SE 2nd Street

ZONING: Residential Multifamily Mid Rise/Medium High Density (RMM-25)

LAND USE: Medium-High Density Residential

CASE PLANNER: Jim Hetzel and Trisha Logan (Assisting)



Case Number: PDD19002

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate FBC Accessibility designations for Fair Housing.
- 3) Designate Sprinkler System Coverage.
- 4) Detail compliant dimensioning for egress components FBC, Chapter 10.
- 5) Provide Accessible Travel Details for the Site per FBC Accessibility.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: PDD19002

CASE COMMENTS:

Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
2. 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.
3. Provide spot elevations on survey. Spot elevations/grades shown in the survey and proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88).
4. 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.
5. 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.
6. Per ULDR Section 47-2.2.Q, sight triangles at the intersection of SE 2nd Street and SE 9th Avenue should be 25' measured from intersection point of extended property lines. Several parking spaces may be in conflict with sight triangle.
7. 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.
8. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.



9. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Concrete apron shall also be placed entirely on private property.
10. 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. 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.
11. Provide and label typical roadway cross-sections at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
12. 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.
13. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, 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.
14. For surface or ground-level parking lot layout:
 - a. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively. The plans show 8'-6" parking stalls at west side of parking lot.
15. Backout parking into public rights-of-way shall be prohibited except as outlined by ULDR Sec. 47-20.15.
16. 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.
17. 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.
18. 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 (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system



capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).

19. Exfiltration Trenches:

- a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
- b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
- c. Provide at least a clean out structure at each end of exfiltration trench located within the property.

20. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.

21. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SE 2nd Street or the 10 ft Alley. 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.
- 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. When attaching plans on correspondence to the above contacts, please make sure only applicable sheets are included and proposed services/ connections are highlighted accordingly to assist on their review.

22. 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). 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. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

23. 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.
24. 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 City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
25. 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 loaded 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.

26. 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.
27. 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.
28. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
29. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PDD19002

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 structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
3. 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 look into 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.

4. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions.
 - a. Location for street trees is to be between the property line and the street.
 - b. Additional over all height may be required for the purpose of providing a canopy of 60% to a canopy clearance of 40% - minimum 8 canopy clearance of 8 feet when in a sight triangle.



5. Section 47-21.12.F Existing vehicular use areas. Existing VUA's shall be considered as new and brought into conformity with the minimum requirements of this section upon the occurrence of any one (1) of the following conditions:
 - a. 1. When a vehicular use area is expanded or enlarged by a cross easement agreement or by additional paving resulting in an increase of twenty-five percent (25%) or more of the existing vehicular use area square footage.
 - b. 2. When there is an addition which increases the total ground floor area of all existing buildings on the property more than twenty-five percent (25%)

6. Section 47-21.12.A.4 Peninsular and island landscape areas.
 - i. a. Peninsular and island areas shall be located at the end of a row of more than two (2) consecutive parking spaces where the row terminates at an aisle or driveway and either; There appears to be a walk isle adjacent to parking stall No.11
 - ii. b. When a row of parking spaces is located in a manner where motor vehicles back out directly onto a public right-of-way or alley, as allowed by [Section 47-20](#), Parking and Loading Requirements, backout parking spaces for residential uses and motels and hotels shall have one (1) peninsular landscape area for every two (2) spaces.
 - iii. c. Peninsular and island areas shall be a minimum of three-quarters ($\frac{3}{4}$) the length of the adjacent parking space by a minimum of eight (8) feet in width.
 - iv. d. All peninsular and island landscape areas shall be planted with at least one (1) tree.

7. Section 47-21.12.2.a & b Perimeter landscape area.
 - a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement.
 - b. Along the perimeter of a parcel of land which does not abut a street the minimum depth of the landscape area shall be two and one-half ($2\frac{1}{2}$) feet. Parcels of land with less than one hundred-foot front width may provide a perimeter masonry wall at least thirty (30) inches in height between the VUA and the abutting property in lieu of the perimeter landscape area.

8. *Interior landscape area.* At least thirty (30) square feet of interior landscape area shall be provided for every interior parking and loading space and shall not be part of any perimeter landscape area.

9. Sec. 47-19.4. - Dumpsters.*F.1 Location and screening requirements.* One (1) or more of the following provisions may apply to enclosures:
Existing required landscape areas. The enclosure and access drive to a bulk container may encroach into the existing required landscape areas, if it is shown that it is necessary to provide adequate space for the enclosure and access drive. Such enclosures shall be landscaped so as to form a visual barrier between the enclosure and the street.

10. There are existing trees (No.2, 12 and 22) adjacent to the proposed back out parking that will appear to be greatly impacted to the root system. Please describe how these trees will not be put into a state of violation with the city's tree abuse ordinance.



11. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
 - a. Tree No.2 Tropical Almond is on the Florida Exotic Pest Plant Council's Invasive Plant Species List as a category ii invasive. The Department is requesting that this tree be put on the list for removal.
12. Existing tree No. 3 Live Oak appears to be very close to the structure. The Department suggest that this tree being close to the structure may have already caused damaged to the building.
 - b. Removal of trees No 2 and 3 will allow replanting of trees more suitable for the location and provide fresh and appealing use adjacent to the public realm.
13. East side of the structure shows proposed Gumbo Limbo trees. This type of shade tree requires a minimum of 15 feet of horizontal clearance from a structure. Please investigate mass planting along the length of SE 9th ST between the structure and sidewalk with smaller maturing shade trees, flowering trees and palm trees.
14. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street.
 - a. Depending on requirements of the site triangle, if parking is not obtainable at the corner of SE 9th ST and SE 2nd ST please remove propose paving for landscape area and materials. Trees may be proposed within the site triangle providing they have a canopy clearance of a minimum 8 feet height. Please propose trees within this area with a canopy ratio of 60% to a trunk ratio of 40%.
15. Provide, in tabular format, all required versus provided landscape calculations.
16. Sec. 47-37A.9.E,F and G – PDD public improvement examples.
 - a. E. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration;
 - b. F. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment; and
 - c. G. Other public improvements and benefits that are established as part of the development plan but are not otherwise required of an applicant such as off-site infrastructure improvements.
 - i. Possible coordination with jurisdiction owner for restoration work to adjacent canal to the north of the property.



17. 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.
18. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
19. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
20. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.

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 at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. 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.





Case Number: PDD19002

CASE COMMENTS:

Please provide a response to the following:

1. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
2. Consider pre-wiring residential units for alarm systems.
3. Residential entry points should be access controlled and provide a video call box for visitors.
4. Elevators should be access controlled if entry points are not access controlled.
5. Pool area should incorporate safety features to prevent unsupervised children from accessing the pool.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: PDD19002

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. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
10. 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.
11. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
12. 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: PDD19002

CASE COMMENTS:

1. Ensure sidewalk is a minimum of 5 feet wide on **SE 2nd St & SE 9th Ave**. 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.
2. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
3. 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 for each driveway.
4. If stacking requirement cannot be met, submit a signed and sealed traffic impact statement justifying why the stacking requirement should be reduced.
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. Dimension parking stalls and drive aisles, and ensure the stalls and aisles meet our city codes geometrics standards.
7. Remove the proposed 90 Degree back out parking stalls backing into SE 2nd St. Parallel on street parking on SE 2nd St is acceptable.
8. The city reserves the right to meter on street parking spaces in the public right of way at any time.
9. On street parking cannot be within the sight triangles and must not be within the upstream or downstream area please reference the FDOT Design Manual Table 212.11.2 Parking Restrictions for Driveways and Intersections https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2019/2019fdm212intersections.pdf?sfvrsn=dfd09261_4.
10. Bicycle parking is needed. 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.
11. 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.
12. Additional comments may be provided upon further review.



13. 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: PDD19002

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and
 - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
2. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (ULDR Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at jhetzel@fortlauderdale.gov or 954-828-5019.
3. The site is designated Medium High Residential land use on the City's Future Land Use Map. The proposed uses are permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
5. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
6. Pursuant to ULDR, Section 47-37A.3, conditions for PDD rezoning, minimum area for PDD shall be two (2) acres which may be reduced upon finding of substantial public benefit or similar benefit over and above



- the application of the ULDR. Provide information as to the applicant's proposed public benefit, justification of such, and requested reduction in acreage.
7. Pursuant to ULDR, Section 47-37A.4, uses permitted, the application needs to provide a permitted use table that outlines the specific uses permitted under the PDD zoning district.
 8. Pursuant to ULDR, Section 47-37A.5, requires the applicant to conduct a community public meeting after the application has been evaluated at a DRC meeting. Note this requirement.
 9. Pursuant to ULDR, Section 47-37A.6, application requirements, described those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project describing said benefits, and proposed PDD innovative characteristics. Based on information and submitted plans, there are numerous ULDR items not being met including but not limited to back-out parking, dumpster location, setbacks, etc. The following should be provided in a comparison table format:
 - a. A zoning comparison with current ULDR standards, proposed PDD standards which reflect the requested relief under the PDD, justification for such relief, and a column for any public improvements that correlate with the requested relief. Such information needs to be inserted into the site plan package as a sheet;
 - b. Identification of public improvements that demonstrate substantial, significant, and recognizable improvements to the public as required under Section 47-37A.1; and
 - c. Consideration should be given for off-site improvements that improve pedestrian connectivity to and from the site within a quarter mile radius from the site.
 10. Pursuant to ULDR, Section 47-37A.7.D, applicant will be required to process and record a Development Agreement for maintenance and other issues identified as part of the PDD including any assurance bonds.
 11. Pursuant to ULDR, Section 47-37A.8.F, residential density is limited to the density of the underlying land use designation which in this case is medium high residential at 25 dwelling units per acre. The proposed PDD exceeds this density. Provide documentation from the City that permits the density and/or number of units to remain as is existing today.
 12. Pursuant to ULDR, Section 47-37A.9, applicant should provide a response to each public improvement example (subsections A-G) on whether any of the items listed under the subsection are proposed for the PDD.
 13. Pursuant to ULDR, Section 47-37A.10.B, rezoning application review, provide written responses to rezoning criteria as found in Section 47-24.C.
 14. Pursuant to ULDR, Section 47-37A.13, applicant shall execute any necessary agreements, easements, or other documents related to the approval and implementation of the PDD. This includes but not limited to contracts, covenants, deed restrictions and sureties and bonds acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense.
 15. Pursuant to ULDR, Section 47-37A.16, expiration and extensions are subject to limitations per ULDR. Note these limitations.



16. As proposed, the site appears to be tightly designed creating issues with compliance with the ULDR regulations and although the PDD is proposing deviations from the ULDR, there seems to be a lack of public benefits beyond the historic preservation of the Towers structure. Staff recommends the applicant explore and identify additional items for public benefit for the project.
17. Identify any roof mounted mechanical equipment on plans. Provide spot elevation heights on the plan and include any applicable notes.
18. Provide and identify the location of bike parking and storage for the project.
19. 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>
20. 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.
21. Staff reserves the right to provide additional comments based on applicant's revised plans and responses. In addition, the applicant should review previous ID application submittals to assist in providing the adequate information.

Historic Preservation

22. The Towers Apartments is a designated Historic Landmark in the City of Fort Lauderdale. Pursuant to Section 47-24.11 of the Unified Land Development Regulations, any new construction or alterations to a Historic Landmark requires issuance of Certificates of Appropriateness for Alteration, New Construction, and Demolition by the Historic Preservation Board (HPB) prior to final DRC approval. Contact Trisha Logan at 954-828-7101 or by email at tlogan@fortlauderdale.gov to review the requirements for the HPB application.
23. At the main entrance on the north elevation along SE 2nd Street, older photos suggest that a more decorative column was used such as a Corinthian column. This type of column can also be seen as a support for the entrance of Saint Anthony Catholic School which was designed by the same architect, Francis Abreu, and was constructed at the same time. Additional designs shown in the architect's monograph, provided in the historic designation application, also show this type of column used in residential projects that were also constructed at the same time period. Throughout the remainder of the proposed project, specifically in locations where columns are to be inserted as part of the new construction, a more simplified column is more appropriate, including at the new entry canopy on SE 9th Avenue. Please note on the south elevation drawing, Sheet A-4.0, it appears that there is an additional column that is shown but does not appear to provide any support.
24. At the main entrance on the north elevation along SE 2nd Street, windows flanking the front entry door appear to be storefront style windows however historic photos suggest that these were floor to ceiling doors with a fan light above. Physical investigation of these openings from the interior should be conducted to provide additional information on the size of the original openings. From the results of this investigation, windows or doors that are appropriate to the style should be utilized.

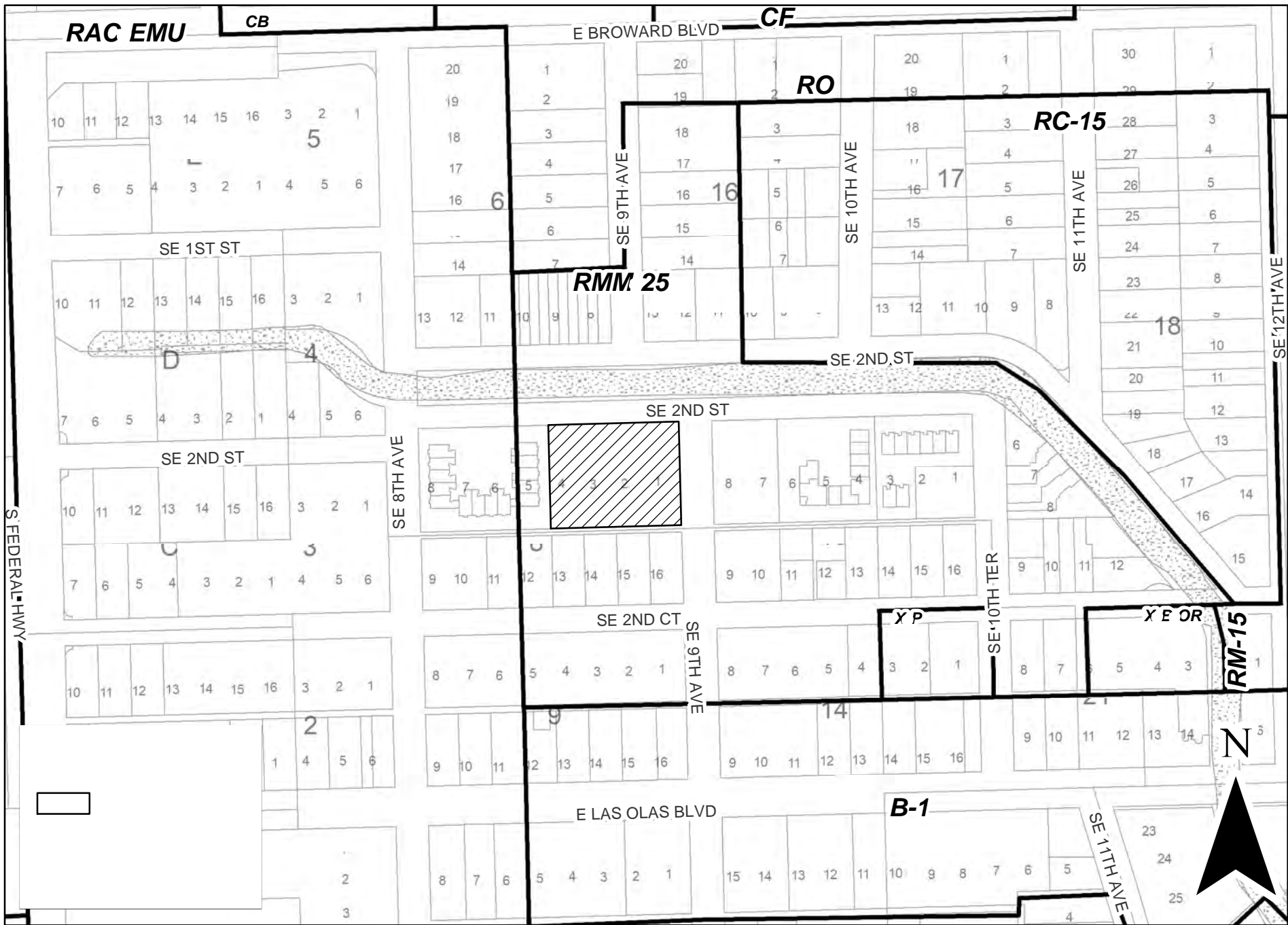


25. On the east elevation along SE 9th Avenue, a new entry canopy is proposed for the side entrance. The location of this entrance protrudes outward from the main elevation which currently contains a single door with two sidelights on the first level and two windows above, one on each level. Proposed for this elevation is the removal of the existing door configuration with a new single solid panel door. The current door is a glass door and doors proposed for use throughout the structure are single French doors with muntins. A clear photo of this elevation is not available to determine the original configuration of the opening; however a solid panel door is not appropriate for this street facing elevation. Additionally, the two existing window openings are shown to be enclosed as well as two tone paint treatment. It is suggested that the window openings remain and that the projected portion of the wall be painted one singular color.
26. As per the City of Fort Lauderdale Historic Preservation Design Guidelines, in consideration of site elements and the installation of ground-mounted equipment, including trash dumpsters, it states that ground-mounted equipment should be located in a rear yard, or when this is not possible, in a side yard as far back from the front of the building as possible to minimize visibility. Plans show the placement of the trash dumpster at the property line at SE 2nd Street, which is highly visible from the street. An alternate location should be considered.
27. As per the City of Fort Lauderdale Historic Preservation Design Guidelines, in consideration of site elements and paving it states that minimizing the amount of paving on a site is encouraged and the guidelines state that areas in front yards of residences are discouraged. To accommodate parking throughout the site, a mixture of pervious pavers and impervious pavers are proposed which cover a significant portion of the site and has placed parking spaces immediately in front of the main entrance. It is recommended that the impact of the amount of parking immediately in front of the structure is mitigated.
28. Show proposed locations of mechanical equipment and proposed screening on plans.

GENERAL COMMENTS

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

29. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
30. 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.
31. Additional comments may be forthcoming at the DRC meeting.



PDD19002

