



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 12, 2020

PROPERTY OWNER: Broward County, Board of County Commissioners

APPLICANT/AGENT: Craven Thompson and Associates

PROJECT NAME: Broward County Convention Center and
Headquarters Hotel

CASE NUMBER: PLN-SITE-20040005

REQUEST: Site Plan Level II Review: 1,167,826 Square Foot
Convention Center, 15,000 Square Foot Restaurant Use
and 800-Room Hotel with Shared Parking Agreement

LOCATION: 1950 Eisenhower Boulevard

ZONING: Port Everglades Development District (PEDD)

LAND USE: Transportation

CASE PLANNER: Linda Mia Franco

Case Number: PLN-SITE-20040005

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Provide building construction type designation per Chapter 6 of the FBC
3. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
4. Specify height and area compliance per Chapter 5 of the FBC
5. Indicate code compliant sprinkler system per FBC
6. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
7. Specify building separations correlating to FBC Table 601 and FBC Table 602.
8. Specify accessibility requirements for Hotels per FBC ADA
9. Elevators hoistways and elevator lobbies shall comply with FBC Chapter 30
10. Indicate Code compliant Sprinkler System

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?nodetid=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: PLN-SITE-20040005

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 copy of Pre-application meeting memorandum with FDOT.
- b. 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.
 - 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 a current 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, dedications, agreements, vacations, etc.).

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

Please provide boundary survey that is based on Standard Title Commitment or Opinion of Title.



Ensure survey depicts all information requested above as well as any information beyond limits of property that maybe required for coordination between existing and proposed improvements adjacent to the site.

3. 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.
4. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
5. 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.
6. Proposed improvements on adjacent FDOT Right-of-Way would require coordination/permitting with FDOT District 4 permits office.
7. 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.
8. 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; allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached.
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. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
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. 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.



11. Provide and label typical roadway cross-sections for the proposed development side of the project 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. Depict existing walkway along Stranahan River and how proposed sidewalk / pedestrian path will transition into existing walkway under the bridge.
14. 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.
15. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
16. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
17. For all levels in the parking garage:
 - 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% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. 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, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - e. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
18. 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.
19. 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.



20. Provide the applicable City-approved standard details for water and sewer.

21. Conceptual Paving, Grading, and Drainage:

- a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
- b. Provide applicable City-approved storm drainage details.
- c. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. 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). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
- d. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.

22. 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.

23. 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.

24. 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.
25. 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.
26. Paving Grading and Drainage Plan C.401 shows the proposed drainage being connected to the existing catch basin in ROW on Eisenhower Blvd. and on SE 17th St. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
27. Paving Grading and Drainage Plan C.401 shows the proposed drainage being connected to the existing catch basin in ROW on Eisenhower Blvd. and on SE 17th St. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
28. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure. 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. 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.
29. 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 (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.



30. 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.
31. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. 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. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
32. 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.

33. 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.
34. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
35. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20040005

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.

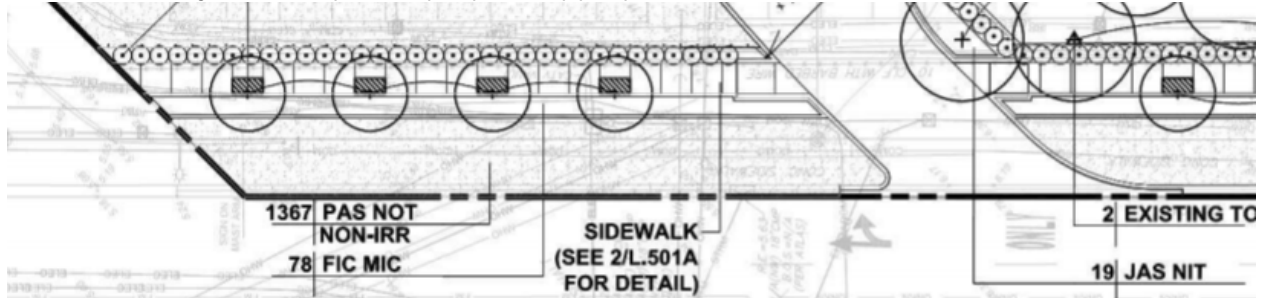
There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, 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.

3. 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. 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. Small maturing trees require a minimum 6 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio. Eight feet canopy clearance may be required for sight triangle and traffic visibility requirements.
 - a. Please illustrate measured distance between the street trees.



- b. Please propose streetscape between the sidewalk and travel lane along Eisenhower BLVD. to continue as to the west side of the Convention Center streetscape has been provided. Where no utility conflicts please propose appropriate shade trees.



- c. Along Grande Dr. please shift the sidewalk to provide landscape area between the sidewalk and the travel lane. Shade is paramount for the pedestrian realm and is a major element within the streetscape. Please propose the use of shade trees along Grande Dr. possibly situating a palm tree between each shade tree such as the Group for the Pier 66 had done. Pier 66 streetscape has Green Buttonwood shade trees and Royal palms lining the street in front of their property.
4. Please obtain approval from jurisdiction for landscape installation in Right Of Way along SE 17th Street and Grande Dr. (FDOT), County for Eisenhower BLVD.
 5. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist.
 - a. Please illustrate this clearance on the Landscape plan.
 6. The Landscape plan symbols indicating proposed location of trees doesn't include a symbol for shade trees.
 - a. For vehicle use area tree requirements please see Section 47-21.9. Installation and Section 47-21.12. Landscape requirements for vehicular use areas.
 - b. For Net Lot Landscape Area please see Section 47-21.13.B.1.a. Landscape requirements for all zoned districts.
 7. Please provide, in tabular format, all required versus provided landscape calculations.

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. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money



order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.

3. Proposed landscaping work in right of way requires engineering permit and approval (Landscape 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.
4. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact-resistant or metal and should be equipped with a 180 degree view peephole.
2. Guest unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or viewport for security.
3. Garage doors should be impact resistant.
4. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
5. All glazing should be impact resistant.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area should be equipped with a childproof access control feature to prevent unsupervised children access to the pool.
9. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
11. Light-reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and guest only areas should be access controlled and labeled as such.
13. Elevators should be access controlled and labeled as such, to indicate guest only access versus public access.
14. There should be a secured valet key management system for the vehicles on site.
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

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: PLN-SITE-20040005

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. Containers: must comply with 47-19.4
6. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
7. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
8. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
9. Draw containers on the site plan.
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. 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: PLN-SITE-20040005

CASE COMMENTS:

1. Continue to coordinate with Transportation and Mobility (TAM) staff on the traffic mitigation for the overall development.
2. Please provide the traffic impact analysis that was approved by city commission and include it with the forth coming phases of the overall development.
3. Proposed driveways on State-maintained roadways must be approved by the Florida Department of Transportation (FDOT). Please provide the FDOT pre application access management letter.
4. Please provide the shared parking analysis with this application and include it with the forth coming phases of the overall development.
5. If valet operations are to be provided, the Valet operations must not use public right of way for circulation.
6. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or more are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS 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.
 - c. Each VRS shall be clearly defined on the site plan and 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.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
7. A valet agreement will be required Pursuant to the ULDR Section 47-20.18. B.
8. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
9. The minimum width for an internal drive or circulation aisle with no parking is 20 feet for two-way traffic and 10 feet for one-way traffic. Additional width, up to 25 feet for two-way traffic and 15 feet for one-way traffic, may be required where traffic volumes are heavy or where obstructions or circuitous alignment necessitates a wider drive for clearance of turning vehicles.
10. All semicircular drop-off driveways must be designed to operate in one direction only. Note the direction of flow on the site plan and show locations of "one-way" and "do not enter" signs.
11. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.



12. Internal driveways or parking aisles should intersect at angles of between 80 - 100 degrees, with 90 degrees being preferred.
13. Sidewalk should be extended through driveway opening locations.
14. A sidewalk easement is required if the public sidewalk enters onto private property.
15. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
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. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
17. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Please show the accessible route on the site plan
18. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve.
19. 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
20. Additional comments may be provided upon further review.
21. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.
2. 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: PLN-SITE-20040005

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 listing of officially recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>. Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Transportation on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Indicate the project's compliance with the following ULDR, section by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section, 47-25.2, Adequacy Requirements.
4. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. 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. Please provide a narrative for the Phase II submittal related to the specific Development of Regional Impact (DRI) Development Order conditions and how the DRI has evolved.
6. Provide a recorded copy of the proposed DRI Development Order with legible exhibits to show amendments and ensure any dimensional square footage match plans and associated documentation. For example, Exhibit "C" BY-PASS ROAD, Port Everglades Bypass Road Concept – is unreadable.
7. Please provide location of concept By-pass Road on site plan, with the understanding that the Bypass Road will need to be coordinated with the City's Transportation and Mobility (TAM) and Engineering representatives.

Pursuant to Ordinance No. C-19-26, DRI Development Order - Section 4.A.14 – Substantially complete construction of the Port Everglades By-Pass Road as generally described on the attached Exhibit "C" ("By-Pass Road") prior to the issuance of a final certificate of occupancy for the hotel use. Once completed, the By-Pass Road will provide vehicular access to the public between Eisenhower Boulevard and SE 24th Street.

8. Pursuant to ULDR Section 47-15.21 – No building or structure shall exceed a height prescribed by the Federal Aviation Administration (FAA). Regarding 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.



9. A separate application is required 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.

Provide a point-by-point narrative indicating project's compliance with the following ULDR Sections, and any other applicable section, on letterhead, with date and author indicated.

- a. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria
- b. Section 47-20.3.G, Shared Parking

10. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Pursuant to ULDR, Section 47-25.2.M.6. Adequacy requirements/Transportation/Pedestrian facilities: Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - e. Consult the Association of Pedestrian and Bicycle Professionals [APBP] for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org>. For more information on bicycle parking standards, please email Benjamin Restrepo at brestrepo@fortlauderdale.gov.

Please note, pursuant to Ordinance No. C-19-26, DRI Development Order - Section 4. A. 2 – Development Approval - The developer shall provide a program to facilitate commuter and assist alternate transportation. This plan shall include at a minimum subsections a. through h. in the Development Order:

a through f have been left out for brevity.

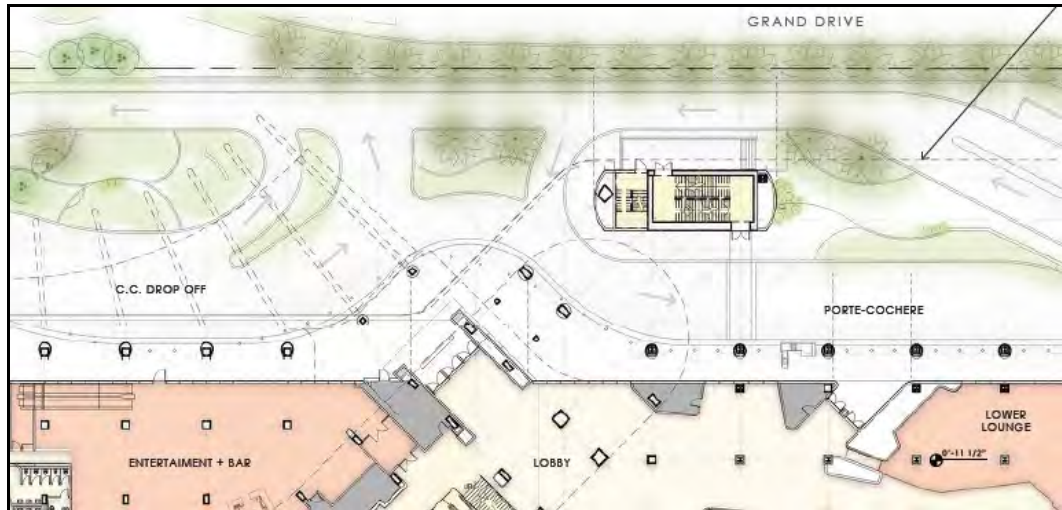
- g. Bicycle racks and storage facilities; and
- h. The Developer shall provide, design, locate, and construct pedestrian and bicycle facilities to maximize transportation access on-site and connectivity with adjacent properties facilities, including onsite bicycle storage facilities to encourage the use of alternative modes of transportation.

Site Plan/Elevations:

11. Sheet D-9, Ground Level Floor Plan: Hotel –
 - a. Provide dimensions of right-of-way width on Architectural and Site Plans, such as Sheet D-9 and C-100 for easier reference of project circulation.
 - b. Some of the C.C. Drop Off area seems to be wide enough to allow for two-way traffic. Is there a reason there are two lanes (one wide enough for two cars) with a median to make a left turn on the spine road, parallel to Grand Drive? This may cause safety issues when vehicles are trying to turn left on to on-coming traffic. See figure below.



- c. Consider refining drive-aisle direction at mid-entryway from spine road to optimize functionality of vehicular turn to make a left heading east to the Porte-Cochere area. See figure below.



12. Provide pedestrian crossings with safe refuge opportunities from vehicular traffic. For instance, are there pedestrian crossing connections from Grand Drive to internal spine road for access to hotel (depicted on figure above comment)?
13. Provide a pedestrian access and circulation plan that shows pedestrian connectivity throughout the site. Crosswalks and sidewalks should be wide and ample to enhance the pedestrian experience, accommodate higher volumes of pedestrians and provide other amenities for respite opportunities.

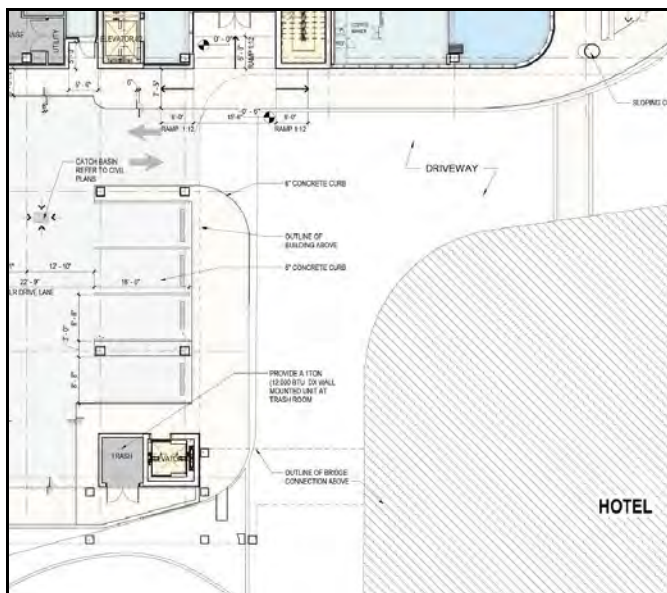
In addition, pursuant to ULDR Section 47-20.5.B. Address the pedestrian/vehicle conflicts indicated on site plan to assure "the safety and convenience of pedestrians" and "avoidance of congestion, confusion and conflicts between pedestrian and vehicular traffic."

14. Provide the following changes on site plans:
- Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - Show centerlines of all adjacent ROWs and dimension widths.
 - Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit.
 - Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste/Recycling. Indicate on plans where users' accessibility is accommodated for all container areas



15. Sheet D-18, Level 10 Floor Plan: Hotel – Consider activating the Amenity Deck to wrap around to the west side. Perhaps creating an outdoor amenity space extension for the Fitness room. Plan depicts this area as unusable space.
16. Sheet D-43, Ground Floor Plan: Convention Visitor’s Bureau (CVB) – Is the elevator next to the trash accessible by the public? There is a ground level differential to the CVB parking lot, how is the elevator accessible for ADA? Delineate crosswalk from CVB building and adjacent hotel. Provide outline of hotel and walkway, sidewalk on this plan. The plans do not correlate. There is an island entry shown on hotel plan (sheet D-9) that is not noted on CVB plan (sheet D-43), see figures below. Please revise plans to match.

Sheet D-43 – CVB Ground Floor Plan



Sheet D-9 - Hotel Ground Level Floor Plan:



17. Provide dimensions of all sidewalks and pedestrian paths on landscape plans and site plan.
18. In order to create a walkable and comfortable experience along the street, provide adequate shade trees along the sidewalk. In addition to understory landscape to provide a suitable buffer.

Street trees shall be planted and maintained along the public right of way abutting the property to provide a canopy effect. These trees shall be planted at a minimum height and size in accordance with the requirements of ULDR Section 47-21. Discuss shade tree types with the Landscape Representative.

19. Is pedestrian lighting proposed along the City Right-of-Way? If not, consider implementing to enhance the pedestrian experience utilizing Crime Prevention Through Environment Design (CPTED) principles as an effective use of the built environment, while decreasing the opportunity for crime.
20. There are design opportunities that can seamlessly link the Broward County Convention Center & Headquarters hotel complex with the adjacent parking lot on SE 17th Street, which provide a public connection between the two spaces that are complementary and engaging to strengthen the



character of the neighborhood and enhances the social experience. Coordinate with FDOT and the City's Transportation and Mobility (TAM) representatives.

21. Provide the following changes on perspectives – Sheets F-1 through F-4:
 - a. Add a key map to identify location where perspective point is taken from on site. Include various areas throughout the site to provide a comprehensive composition of the entire complex.
 - b. Accurately depict cladding materials and details.
 - c. Provide perspectives from a pedestrian ground-level view to depict streetscape experience along the perimeters of the project, including public realm experience at plazas, courtyard, etc.
 - Show how grade-change along streetscape corner of project will address human-scale environment and framework.
 - d. Provide all 3-D renderings in accurate context of surrounding conditions.
22. Sheet E-8 – South Elevation: Hotel - what type of screening material is proposed for the parking structure podium? Provide details. See comments below.
23. Sheet E-12 – West – Enlarged Elevation: Hotel –Provide detail of materials on this sheet as shown on Sheet E-13.
24. Sheet E-13 – Hotel Materials: Provide a legible picture of the parking architectural screen and show details on elevations for easier reference. For example, add material details on the elevations.
25. Sheet E-26 – Northport Garage – Elevations – provide Key Map showing more context of location for easier reference of garage location within the complex.
26. Elevations:

Ensure elevations show mechanical equipment is screened for all buildings. Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height.

For example, Sheet E-8, South Elevation: Hotel shows mechanical equipment above parapet and not completely screened.
27. Architectural plans/elevations – Restaurants 1, 2, 3: The Architectural index is missing the free-standing restaurants by the plaza. And the Landscape Plans refer the restaurant details to the Architectural plans. Please provide plans and elevations of restaurants accordingly.
28. Provide a photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.

Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a



minimum of fifteen (15) feet away from shade trees (Section 47-20.14). Provide total height of light pole on sheets.

29. Sheets E-26 through E-31 – Garages
- If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
 - Provide Key Map showing more context of location for easier reference of garage location within the complex.
30. Pursuant to ULDR Section 47-15.23 provide a master sign plan detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials

Please note any proposed signs will require a separate permit application.

Pursuant to Ordinance No. C-19-26, DRI Development Order - Section 4.A.13 - Prohibit the installation or projection of animated and/or scintillating electronic signage on the hotel structure. It is the intent of this provision that Developer will not allow large electronic displays to be projected on or constructed on the hotel structure. This provision does not prohibit City approved message center signs within the DRI or other hotel brand name identification signage customary to a convention center hotel.

31. Sheet C.100.1 – Site Data –
- Show total amount of parking spaces “required” and “provided” on the same table per use and provide breakdown for each use.
 - The Loading Zone Summary requirement is deficient in loading spaces. Please clarify. Also, please clarify why the hotel total GFA Square Footage does not include the hotel rooms per “star” notation.
 - Clarify square footage for restaurant (customer service area) 9,000 square feet? In addition to 15,000 square feet of restaurant.
 - Pursuant to Ordinance No. C-19-26, DRI Development Order - Section 3.E – Development Identification – provide development summary of square footage for each use from this document to match Parking Summary required/provided on sheet. There are some discrepancies in amounts.
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.

Pursuant to Ordinance No. C-19-26, DRI Development Order - Section 4.A.8 – Development Approval, The developer/successors, and/or assigns... shall incorporate energy conservation measures and green building design into the design and operation of the project with a goal of acquiring LEED “ Gold ” certification for both building construction and operations. Provide a point-by-point narrative indicating project’s compliance.

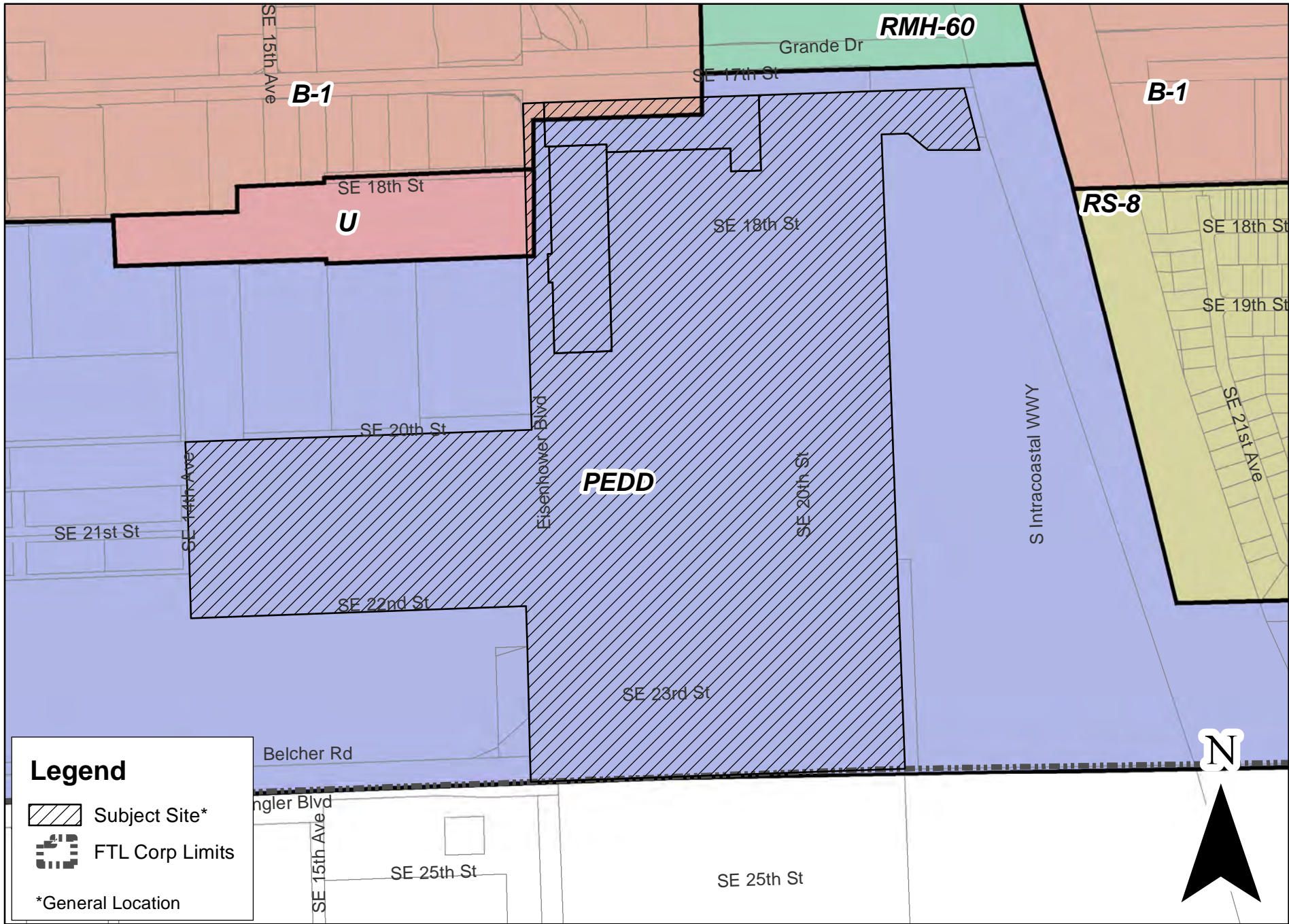
GENERAL COMMENTS:

The following comments are for informational purposes.



Please consider the following prior to submittal for Final DRC:

33. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
34. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
35. Please note, pursuant to Ordinance No. C-19-26, DRI Development Order – Section 4.A.10 Notify state archeological officials at the Division of Historical Resources of the Florida Department of State of construction schedules. Delay construction up to three months in any area where potentially significant historical or archeological artifacts are uncovered, and permit state and local historical preservation officials to survey and excavate the site.
36. Please note, pursuant to Ordinance No. C-19-26, DRI Development Order – Section 4.A.11 Limit primary project vehicle access points for demolition and construction vehicles associated with the physical construction of the Project to Port Everglades roadway network south of the Property. The intent of this section is to prohibit demolition or construction vehicles used in the construction of the project elements from utilizing Grand Avenue and SE 17th Street for ingress or egress to the development site.
37. 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.
38. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner, Linda Mia Franco, AICP via email (lfranco@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
39. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



PLN-SITE-20040005

