



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 23, 2020

PROPERTY OWNER: 6500 4R3G, LLC; Poliakoff Becker & Streitfield

APPLICANT/AGENT: Lochrie & Chakas, P.A.

PROJECT NAME: Fairfield Cypress Creek

CASE NUMBER: PLN-SITE-20050005

REQUEST: Site Plan Level III Review: Conditional Use for Height, 295 Multi-Family Residential Units, 2,323 Square Feet of Retail, 6,850 Square Feet of Restaurant, 21,715 Square Feet of Office, 15,847 Square Feet of Existing Office with Shared Parking in the Uptown Project Area

LOCATION: 6500 N. Andrews Avenue

ZONING: Heavy Commercial/Light Industrial Business (B-3)

LAND USE: Employment Center

CASE PLANNER: Jim Hetzel

Case Number: PLN-SITE-20050005

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses, occupancy classification, and occupancy load
2. Provide building construction type designation
3. Specify height and area compliance per Chapter 5 of the FBC
4. Provide Life Safety plan including life safety components along paths of egress per Chapter 10 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. Designate Fair Housing Provisions FBC Accessibility
8. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602
9. Elevators hoistways and elevator lobbies shall comply with FBC Chapter 30

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: PLN-SITE-20050005

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 permanent Sidewalk Easement as appropriate along east side of N Andrews Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- 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 Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
2. Discuss status of existing encumbrances such as easements (including whether public or private) shown on Survey. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
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. Proposed structures shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
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 parking lot improvements on adjacent private property (i.e. to the east) would require written permission from those property owners.



7. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that may be impacted by the proposed development.
8. Discuss status of existing parking and utility agreement with adjacent property owner to the east, that apparently allows vehicular access (to existing parking garage) and water and sewer service connection through private property (instead of direct connection to public infrastructure), both of which are slated to serve the proposed development.
9. Discuss proposed existing Access Easement with adjacent property owner to the east, which allows vehicular access to the proposed development through private property.
10. 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.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#). 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.
12. 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.
13. Street Sections and Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks, if any building overhang is proposed.
14. Provide and label typical roadway cross-sections for the proposed cross access road modification. Verify how the proposed 12" raising of this area will affect driveway pavement to the east, south and west.
15. 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.



16. 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.
17. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
18. For all levels in the parking garage:
 - a. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
19. 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 dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
20. 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.
21. 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.
22. The water and wastewater services for this location are provided by Broward County. Please coordinate with Broward County to obtain a letter of service availability.
23. 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.



24. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.
25. 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.
26. 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.
27. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
28. 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: PLN-SITE-20050005

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. Within the street hierarchy North Andrews AVE is a primary street. A primary street has a requirement of a Streetscape Zone that includes but not limited to an area for street trees and a minimum sidewalk width. As to the definition for Streetscape Zone it is mentioned that the streetscape zone is outside the pedestrian walking area. Code addresses the Streetscape zones as being required as part of a development abutting right-of-way and where necessary shall extended onto private property with a sidewalk easement.
 - a. Please propose area for the street trees between the travel lane and sidewalk to fulfill this requirement for the rest of the property along North Andrews AVE.
 - b. Please illustrate measurement of the landscape area width.
 - c. Please illustrate horizontal clearance between street trees and structure.
 - d. Please illustrate measured distance between the street trees.



4. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDPAVE TP, etc.
 - a. Depending on the landscape width for the street trees a product such as Addapave TP may be required.
5. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
 - a. Illustrate underground utilities on Landscape plan as to conflicts with street trees.
6. Being that this site development includes the portion to the south as to Section 47-21.12.F.2.
 - a. Please verify all site code Landscape requirements for this area are being met to today's updated code Section 47-21.
7. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of two (3) inches, two hundred and twenty five (225) square feet with eight (15) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
8. As per Section 47-21.12.C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper, and shall be evenly distributed between interior and perimeter landscape areas.
 - a. Existing trees may count toward site requirements if in a healthy state of growing condition yet the pervious area requirements apply.
 - b. Please investigate the expansion of the existing tree islands either by landscape area or as above mentioned by root development area product while maintaining an eight feet landscape area width tree island.
9. Provide, in tabular format, all required versus provided landscape calculations and how it is being fulfilled.
 - a. Existing trees and palm trees may count toward the overall site requirements.
 - b. Landscape materials must be in a healthy growing condition to count toward code requirements.
10. Small maturing trees must be located a minimum of seven and one-half feet away from structures.
11. Large maturing trees require a minimum 15 feet from a structure.
12. 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.



13. 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.
14. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21. Please show any light poles with a radii of 7.5 and 15 feet.
15. The existing trees proposed to remain adjacent to the structure on the east side appears that they will be sustain a major impact and thus be put in a violation of city ordinance of tree abuse. Tree abuse is prohibited. Abused trees may not be counted toward fulfilling landscape requirements. Tree abuse shall include: Damage inflicted upon any part of a tree, including the root system, by machinery, storage of materials, soil compaction, excavation, vehicle accidents, chemical application or change to the natural grade. Cutting upon a tree which alters the natural shape. Please investigate removal of these trees and providing suitable trees and palm trees for this area.
16. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan if signage is proposed.
17. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
18. Additional comments may be forthcoming from revised plans.

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 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.
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.



Case Number: PLN-SITE-20050005

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. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
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 child proof 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 resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. There should be a secured valet key management system for the vehicles on site.
16. 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-20050005

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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. 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.
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
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. 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).
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. Draw containers on the site plan.
13. 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. Please indicate how collection will take place.



Case Number: PLN-SITE-20050005

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
 - a. The parking required and provided for the residential components must be excluded from the parking analysis.
 - b. Site plan should show what percent of a parking reduction is being requested.
 - c. A parking reduction order will need to be recorded.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
5. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack.
6. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
7. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
9. 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.
10. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
11. 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.

12. Additional comments may be provided upon further review.
13. Sign off is 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-20050005

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and
 - ii. Provide notice via mailed letter to property owners whose real property is located 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 conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are 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. 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. Staff recommends contacting the business association for the area as the civic organization for Uptown.
2. The proposed project requires review and approval by the PZB. A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to the ULDR, Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
3. The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation with the approval and allocation of flex units for the residential units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
5. Applicant recognizes and acknowledges that the subject property, upon which this application has been filed, should not be subdivided into separate parcels owned by several owners. The said property shall be considered as one plot and parcel of land for development purposes and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one development plot or parcel of land. Provide documentation that unifies the site; e.g. unity of title, unified control documents.
6. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the

School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

7. Be advised that development applications requesting residential dwelling units in the Uptown Project Area are subject to unified flex unit availability and if available, will be allocated at the time of site plan approval on a first come, first served basis. If project proposes affordable housing units, such units shall be allocated from the City's available flex affordable units.
8. The property contains several easements including a 12-foot construction easement and 30-foot road easement. There are improvements and structures proposed in these easements, which is not permitted. Provide information on how the applicant plans on addressing the easement conflicts. Note vacation of easements are a separate application and process.
9. Be advised, the proposed project is being reviewed based on the proposed rezoning of the subject site from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast (UUV-NE) Zoning District. Furthermore, a review of the project was conducted based on the Uptown Master Plan (UMP) vision and overall design intents. Where appropriate, staff has commented accordingly.
10. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated:
 - a. Section 47-20.3.G, Shared Parking; and
 - b. Section 47-28.1.O, Flexibility Rules.
11. Pursuant to ULDR, Section 47-37B.3.D, Density, Affordable Housing, and Flex Allocation. Provide the following information related to project density:
 - a. Provide an analysis on density that separates market units and affordable units including the formula calculation used to determine total density for the project;
 - b. Provide total number of affordable units by income category;
 - c. Indicate the mechanism for restricting the affordable units, note plans of such, and be advised that such must be recorded in public records prior to submittal of a building permit.
12. Pursuant to ULDR, Section 47-37B.5, Table of Dimensional Requirements. As proposed, the eighth floor is considered a tower as it exceeds the maximum shoulder height. The eighth floor maximum floorplate is 12,000 square feet. Provide the floorplate size of the eighth floor.
13. Pursuant to ULDR, Section 47-37B.5, Table of Dimensional Requirements. Provide a breakdown on residential unit sizes in square feet in the site data table.
14. Pursuant to ULDR, Section 47-37B.5, Table of Dimensional Requirements. The stepback provided along Andrews Avenue should be activated as patio or rooftop terraces for individual units rather than that portion of the roof containing air conditioners. See image examples below.



Development Review Committee



June 23, 2020





15. Pursuant to ULDR, Section 47-37B.6.B, Open Space. Staff is unable to determine if the project meets open space requirements based on Sheet A100a. Provide additional information by color coded the open space requirements, labeling such, and providing detail images of the elements proposed in these areas to determine if it meets the definition and intent described in the ULDR. These areas can also address sense of place elements are described herein and the UMP. Pervious area should not be included in determining the spatial requirements for open space but may be depicted for the purpose of illustrating pervious area.
16. Pursuant to ULDR, Section 47-37B.6.F, Building Design. Address the following building design requirements:
 - a. Provide a diagram that depicts the 2-foot building articulation required for every 100 feet of frontage;
 - b. Provide additional building materials for the first 2 floors that are reflective of higher quality material and note that stucco cannot count toward the materials; and
 - c. The northwest and southwest building corners need to be enhanced with special treatments to meet the building corner design requirements. See image examples below.



17. Pursuant to ULDR, Section 47-37B.6.G, Arrangement of Uses. Mixed-use development arranged in vertical configuration must contain nonresidential or live-work units on ground floor. A portion of the ground floor does not meet this requirement.
18. Pursuant to ULDR, Section 47-37B.6.H, Parking. Applicant proposes shared parking for the project, but it is unclear on the exact amount of spaces shared. Additional information is needed in the site data indicate the shared spaces. Furthermore, applicant shall execute a parking reduction order indicating the number of parking spaces required, provided, and shared along with the legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant prior to Final DRC approval.
19. Pursuant to ULDR, Section 47-37B.6.I, Streetscape Zone. Provide detailed cross sections for Andrews Avenue depicting the streetscape zones in relation to the building frontage. As proposed, some of the streetscape zone elements are in public right-of-way and portions of the project do not appear to meet this requirement.
20. Pursuant to ULDR, Section 47-37B.6.L, Sense of Place Elements. As proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and imagery of proposed sense of place elements for this project. Note that building illumination can be considered such an element.
21. Pursuant to ULDR, Section 47-20.2, Parking and Loading Requirements. Clearly indicate on plans the location of loading zones for the project. In addition, provide a truck movement plan the demonstrates safe movement and maneuvering of trucks on the site.

22. Provide the following changes on the site plan:
 - a. Label and identify all site features;
 - b. Enhance the connection to and from the bus stop including a bus shelter. Provide information from Broward County Transit on a shelter at this location;
 - c. Enhance the spatial site design between the north and south building as it appears to be lacking cohesiveness in design elements as if the projects are separate from one another;
 - d. Western edge of the site in front of the office building does not appear to meet the streetscape zones;
 - e. Create outdoor space along the eastern property line, along the water, with a passive pathway that contains seating areas, or Zen gardens, or other similar passive elements for resident use;
 - f. Enhance the triangular piece of land located at the northern most portion of the project with outdoor passive elements, dog park, or similar improvements; and
 - g. Consider shifting the location of the pool amenities from courtyard to eastern edge of site to be adjacent to the water, providing better exposure to the sun and open air.

23. Provide the following changes on building elevations:
 - a. Illustrate the entire project on an east and west elevation sheet;
 - b. Increase the first floor ground to ceiling height to a minimum of 15 feet measured from ground to ceiling of first floor with increased height at key building areas such as the building corners. Recommended 21 feet for those areas.
 - c. Provide stronger vertical articulation along the west elevation. See image examples below;
 - d. Provide screening for the parking structure east elevation to reduce the exposure of the structure. Consider creative solutions that can be illuminated at night, somewhat similar to the Zimmerman building. See image examples below;
 - e. Enhance the building design for the northwest and southwest building corners as previously stated. See image examples below; and
 - f. Provide detail imagery for building features such as stacked stone, mesh guardrail, and security fence.



24. Provide spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening illustrating how equipment will be screened or shielded from view. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top-most surface of the roof mounted structure. In addition, provide for screening elements such as trellis over the equipment to reduce the visual impact from existing and anticipated taller buildings.

25. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) Andrews Avenue with several cross sections at key points reflecting variations in grade, design, and site



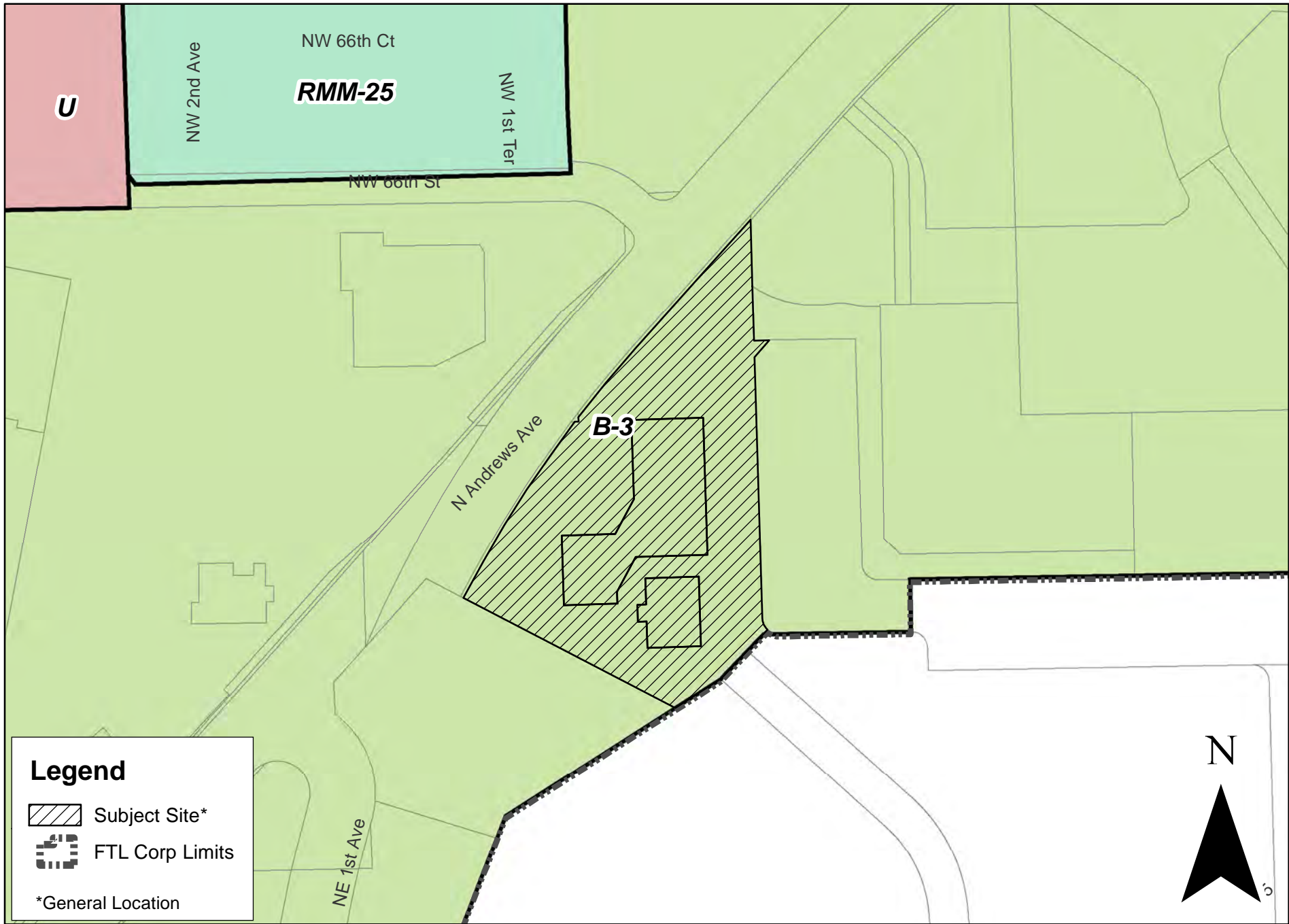
elements; (2) between the mixed-use building and office building on the south parcel; (3) the frontage along the water body to the east; (4) and other building design features as necessary to demonstrate compliance with the Uptown Zoning District.

26. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating, proposed landscaping, and when applicable the surrounding existing context. Ensure renderings accurately depict the project design.
27. Provide a nighttime rendering of the project from the west and east views.
28. Provide a Phasing Plan that depicts anticipated phasing and the areas included in each phase.
29. Clarify if the nonresidential commercial use is just retail or retail and restaurant. Adjust the site data accordingly.
30. The site plan depicts dedicated right-of-way that impacts the setback and streetscape zone requirements. Provide a graphic that clearly depicts the dedication, property line, and any easements for the project.
31. Provide communication from Broward County regarding the placement and approval of the street trees in Andrews Avenue right-of-way.
32. As proposed, the trees along the eastern property line would conflict with the building. More specifically the tree canopies.
33. Be advised, additional comments may be generated based on revised plans.

GENERAL ADVISORY COMMENTS

The following comments are for informational purposes.

34. 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.
35. 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.
36. Additional comments may be forthcoming at the DRC meeting.



PLN-SITE-20050005