



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 11, 2021

PROPERTY OWNER: Fed City South Andrews, LLC.

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

PROJECT NAME: 525 S. Andrews Avenue

CASE NUMBER: UDP-S21010

REQUEST: Site Plan Level II Review: 399 Residential Units, 900 Square Feet of Commercial Use in Downtown Regional Activity Center

LOCATION: 525 S. Andrews Avenue

ZONING: Regional Activity Center – City Center District (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Tyler Laforme



Case Number: UDP-S21010

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the FBC
2. Provide building construction type designation per Chapter 6 of the FBC
3. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
5. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
6. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
7. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

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=C OOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th 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: UDP-S21010

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 9' Right-of-Way dedication or permanent Right-of-Way Easement along west side of S Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which does not affect building setbacks) will be required.
- b. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northwest corner of S Andrews Avenue & SW 6th Street intersection (coordinate with BCHCED to determine if required) per ULDR Section 47-24.5.D.p. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- c. Provide permanent Sidewalk Easement as appropriate along west side of S 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.
- d. Provide permanent Sidewalk Easement as appropriate along north side of SW 6th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown Master Plan guidelines as appropriate); show/label delineation in the plans. Provide verification from TAM that the location of the proposed landscaping trees, building columns, or any obstruction does not conflict with the clear pedestrian path.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show/label delineation in the plans as appropriate. Coordinate with Public Works regarding the location of the proposed water meter vault and sewer manhole. The contact person for Public Works is Igor Vassiliev at ivassiliev@fortlauderdale.gov.

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. 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.). Revise the street label for SW 6th Street (the survey labels this section as SE 6th Street).
2. Provide copy of the Engineering Certificate as required for the vacation of the 14' Alley per Ordinance No C-08-46 (Instrument #108233929).
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.

- a. Discuss disposition of existing sanitary sewer system currently located within the vacated 14' Alley from SW 6th Street to SW 5th Street.
4. Please be advised that all proposed improvements within or adjacent to S Andrews Avenue are subject to approval and issuance of a Right-of-Way permit from Broward County Highway Construction & Engineering Division (BCHCED).
5. Proposed structures or onsite improvements (i.e., building foundation, columns, overhang, sewer manhole, etc.) shall not be constructed within existing or proposed right of way/easements/corner chord. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under City and County jurisdictions will require concurrency correspondence from that agency. 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. Any permanent encroachment into dedicated ROW or easements along S Andrews Avenue shall be coordinated with those agencies.
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
7. The existing storm drain inlet located at northeast corner of SW 6th Street and SW 1st Avenue intersection appears to be missing on the survey and site/civil plans. Please verify and correct. The site plan shall depict a proper transition that accounts for the existing storm drain inlet.
8. Depict and label the existing/proposed stop sign/bar on right of way adjacent to the site and on driveway connections to right of way.
9. Maintain the existing 3-lane configuration (including lane widths) on adjacent SW 6th Street for EB approach to S Andrews Ave intersection. Coordinate with TAM for the location and dimensions of the on-street parking stalls along SW 6th Street. Include existing travel lane widths for the approaching WB thru traffic lane along SW 6th Street east of S Andrews to ensure a proper transition across the intersection.
10. Discuss disposition of existing monitoring wells and status of any ongoing environmental mitigation of previously existing Underground Storage Tanks (UST's) on the property to be developed, as required by the Broward County Environmental Protection Department (EPD) and/or Florida Department of Environmental Protection (FDEP).
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) and streets with streets (25' measured from intersection point of extended property lines). 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. The sight triangle located at the intersection of S Andrews Avenue and SW 6th Street will also be subject to the sight visibility requirements Broward County.
 - a. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans at the driveway connection to SW 6th Street (which may impact the location of any proposed on-street parking stalls) and for SW 1st Avenue SB



approach to SW 6th Street intersection, with regards to proposed on-street parallel parking stalls.

12. Provide and label typical roadway cross-sections for the proposed development side of S Andrews Avenue and SW 6th Street: at driveway access points, on-street parallel parking lanes, and landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Show the existing Right-of-Way boundaries adjacent to the proposed development along S Andrews Avenue and SW 6th Street. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/proposed utility easements and horizontal building clearances on all building elevation/section details, as appropriate. Label vertical clearance above public access sidewalk along SW 6th Street for the proposed building overhang located within the sidewalk easement.

13. 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.
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. Discuss disposition of existing 8 metered on-street parallel parking stalls located along SW 6th Street, fronting the proposed development, and provide confirmation from TAM for the proposed improvements and location.
16. For all levels in the parking garage:
 - a. Per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units (and valet parking per ULDR Section 47-20.16).
 - b. Discuss if valet parking will be utilized.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. Ensure doorway to the center elevator area does not conflict with the aisle width.
 - d. The minimum clear width parking stall dimension shall be 8'-8" and shall be labeled accordingly.
 - e. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
17. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.



18. Please provide reasonable assurances that the drainage system (including exfiltration trenches and catch basins) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:
 - a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed storage system will not undermine the structural components of the garage.
 - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
 - c. A detailed plan of how the system will be replaced in the event of failure.
19. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
20. 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.

Please provide a statement describing potential impacts to public right-of-way during construction of the development. This statement shall describe, but not limited to:

- Potential roadway and sidewalk closures, including phasing and duration.
- Use of pedestrian overhead canopy to maintain pedestrian travel.
- Impacts to public parking areas and parking arrangements for construction personnel.
- Crane operations
- Temporary occupancy of any City of Fort Lauderdale right-of-way needed for this project and the durations.
- Describe the construction impacts of the proposed design on the adjacent areas (right-of-way, properties, etc.) and the unique limitations of the site such as proximity to major roadways and waterways.

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. Please note that the following scenarios will warrant a Revocable License:

- Any detours to a direction of vehicular and/or pedestrian travel for more than 72 hours continuously
- Any enclosure of the public right-of-way with fencing, barriers, or other devices for any period.
- Operation of any cranes in the right-of-way for more than 3 days

21. 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.
22. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City



jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

23. 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-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
24. 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.
25. Conceptual Paving, Grading, and Drainage Plan:
 - 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, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (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. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
 - b. 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 BCHCED for mitigation of additional runoff along S Andrews Avenue.

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 and the 100-year, 3-day storm



events are 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.

26. 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.
27. 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.
28. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
30. 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.
31. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
32. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

Please provide a response to the following:

1. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. Please propose overhead utilities underground with a note indicating as such.
2. Illustrate and label the horizontal clearance from tree trunk to edge of underground 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.
3. 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. Please illustrate such sight triangles on Landscape plan.
 - 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.
4. Notes located on sheet CO indicate the existing Bus stop and pad on South Andrews AV is in for review to be relocated one block south. Please demonstrate a proposed streetscape that would continue within this section of the public realm to SW 6th Street.
5. For the proposed shade tree street trees along South Andrews AVE; to maintain visual separation consistency of the street trees along the corridor, please propose on 30 feet centers.
6. Please propose a transition area at the north end of the site along Andrews AVE from the new proposed streetscape to the existing neighboring sidewalk.
7. Shade tree street trees within the sidewalk may be closer to the shade trees within the bulb-outs. Along SW 6th AVE viewed from west to east, the first shade tree street tree within the sidewalk could be proposed at approximately 20 feet from the Live Oak within the bulb-out. Then the shade trees within the sidewalk may be proposed on approximately 30 feet centers. With this spacing it should be able to provide 3 shade trees within the sidewalk. Each of the end trees of this three should have approximately 20 feet from each Live Ok in the two bulb-outs, one from the west and the one in the middle that splits Phase 1 and 2. The bulb-out that splits the phase 1 and 2, the west proposed Live Oak on phase 2 side would need to be switched out for an understory tree.
8. Please add a note to the Landscape plan that the streetscape within Phase 2 is only for coordination and not to be included as part of Phase 1 development.



9. A comment may be made by city staff as to the on-street parking stalls along SW 6th ST near to South Andrews AVE. to have them removed. Please replace the on-street parking stalls with Landscape area and continued streetscape.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
11. Horizontal clearance for small maturing trees is a minimum 6 feet. The Dahoon Holy appears to be within 6 feet of the structure, please shift to obtain the minimum clearance.
12. There are existing trees along the neighboring property to the north that appear to be impacted by the development. Please indicate the extent of this impact to these existing neighboring trees and how the development will take place without these trees becoming a violation of tree abuse.
13. Additional comments may be forthcoming prior to DRC sign off.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



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CASE COMMENTS:

Comments may be forthcoming.



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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 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
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. Containers: must comply with 47-19.4
9. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
10. Recommend trash chute accommodate recycling.
11. 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.
12. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
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. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.



GENERAL COMMENTS

The following comments are for informational purposes.
Please consider the following prior to submittal for Final DRC:

1. None



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CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. 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. 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.
3. 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.
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. Illustrate clear sight triangle for the intersections and driveways.
6. Remove all parallel parking spaces on SW 6th St that conflict with upstream and downstream driveway and intersection sight triangle requirements depicted in:
Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf?>
7. Remove the parallel parking spaces on SW 6th St between the sites proposed driveway and S Andrews Ave, these parking spaces are within the intersection influence area and must not conflict with Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf?>
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:



- a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
 - c. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
10. At least ten percent of the total parking spaces on the site must be unassigned spaces which are available for the use of visitors.
11. If Valet operations are to be provided, the Valet operations must not use public right of way for sight circulation.
12. 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.
13. Please add the following note to site plan if on-street parking is proposed "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count on-street spaces towards their parking requirement; the spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking".
14. Please add the following note to site plan for the proposed drop off area in public right of way "None of the drop off areas are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count drop off areas towards their loading requirement; the drop of area may be removed or metered at any time for any reason and the City of Fort Lauderdale will not relocate displaced drop off area".
15. The city reserves the right to meter on street parking stalls in the public right of way at any time.
16. The applicant will be required to mitigate the loss of existing metered parking spaces that are lost due to the construction of this proposed development. Please coordinate with the Parking services manager Jeff Davis jedavis@fortlauderdale.gov 954-828-3797 on the appropriate mitigation cost for this development.



17. Provide a minimum of 7 feet wide Sidewalk on **SW 6th St.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
18. Provide a minimum of 10 feet wide Sidewalk on **S Andrews Ave.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
19. 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.
20. 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. Look to 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.
21. Additional comments may be provided upon further review.

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: UDP-S21010

CASE COMMENTS:

Please provide a response to the following:

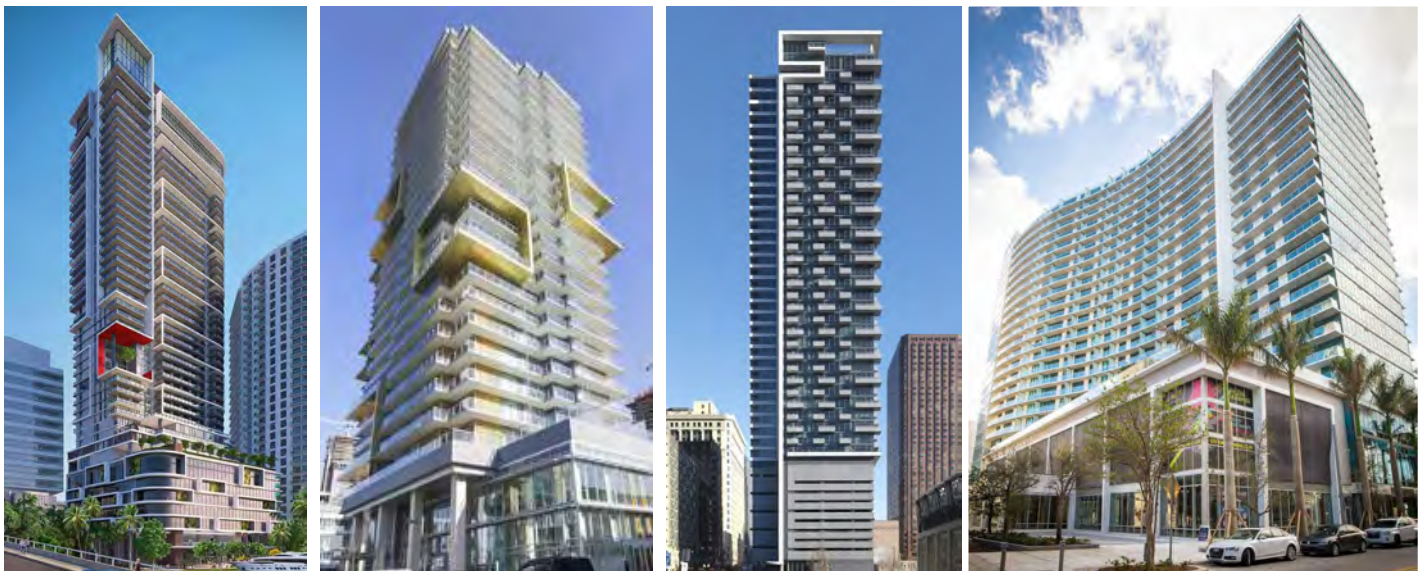
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use may be permitted through the allocation of Downtown RAC units or residential flex units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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.
- 4) Development applications requesting residential dwelling units in the D-RAC are subject to unit availability at the time of Development Review Committee (DRC) approval and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. There is an existing approved site plan for this property, DRC Case R17025, to which will be null and void if current application is approved. Units will be reallocated to this application and the balance from DRC Case R17025 will be returned back to the City's unit availability. Staff will advise applicant on status of unit allocation during DRC approval process.
- 5) The proposed project is subject to a 30-day request for review period by the City Commission. A separate application is required for City Commission if the project is requested for review. Should the Commission call-up the application, the applicant is responsible for all public notice requirements (Section 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265). Please note that RAC or flex units will be allocated to pending projects based on order of project approval.
- 6) In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
- 7) 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. Sec. 47-25.3, Neighborhood Compatibility Requirements.
- 8) The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Streetscape Design

- a. The streetscape design should reflect the cross section for Andrews Avenue with the following streetscape elements: travel lane, on-street parking, street trees, and minimum 10-foot wide clear sidewalk. Revise cross sections to indicate these elements. As shown, the project does not appear to meet this requirement.
- b. The streetscape cross section for Andrews Avenue indicates there should be a 5-foot setback. There are balconies that encroach into this setback.
- c. There are stairs and a ramp along the Andrews Avenue frontage which, as designed, does not provide for a harmonious pedestrian environment. Ramps should be relocated out of the public realm experience and internalized on the site. Stairs should be designed in a manner that is more invited to the space with a wider dimension along the public realm.

Building Design and Storefronts

- d. As proposed, the project does not maximize active uses and 'extroverted' ground floors with retail in strategic locations. The ground floor should provide a more pronounced retail presence at the intersection along Andrews Ave and SW 6th Street. The lobby could be shifted north, closer to the leasing area to accommodate this.
- e. Provide a description of the "amenity" area on the ground level.
- f. Provide for a horizontal element on the elevations to minimize the verticality appearance of the building or provide for a signature horizontal element such as a predominant architectural banding.
- g. The building tower should contain a range of architectural styles with more vertical articulation and variations in the building massing to the roof to help mitigate the mass of the building. Consider integrating more articulation by incorporating features such as more pronounced vertical/horizontal elements, large terraces, and cut-outs open to the sky. See images.

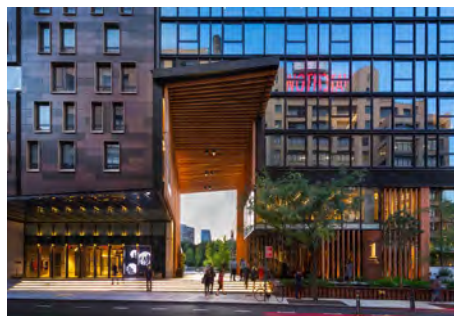
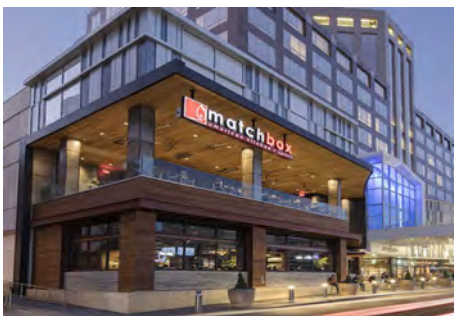


Quality of Architecture

- h. As proposed, the top of the tower does not meet the design requirements for expressive and sculptural tower top design nor does the top of the tower add to the overall skyline composition. The design needs to be re-evaluated to meet this requirement. Refer to images below for examples.
- i. Parking podium should contain exceptional design solutions to screen the podium through various design techniques and materials on the south elevation.



- 9) The proposed lower levels of the building, pedestrian scale levels, should be redesigned to incorporate double story height the full length of the building street frontages. Building corners should contain significant architectural features that are proportionate to the overall project scale with significant projections, change in material, and other design techniques. The existing approved site plan for this property, DRC Case R17025, contained extensive architectural enhancements along the pedestrian level and should be referencing when addressing this comment. In addition, the images below are other design examples.



- 10) Provide the following changes on the site plan:
 - a. Provide a conceptual site plan for Phase 2 of the project including the streetscape.
 - b. Provide a better layout of the active uses on the ground level. By shifting the lobby north along Andrews Ave, another retail space could be provided which would help activate the entire corner at the intersection of SW 6th Avenue and S Andrews Ave;
 - c. Provide architectural elements at the ground level along Andrews Ave that will help articulate the ground level building façade. The lobby/leasing/amenity façade seems very flat;
 - d. Describe the “amenities” to be offered at the ground level on the north corner of the building.

- 11) Provide the following changes on the elevations:
 - a. Provide images of the architectural materials and images of products to be used on the façade of the podium and tower;
 - b. The design elements on the tower and podium should incorporate some of the higher quality materials used at the ground level;
 - c. The north and west elevation appears as a blank 9-story wall, with no articulation. The design should contain architectural details similar to those facades facing the right-of-ways. Consider richer materials and more intensive details along this façade. Current development to the north and west is lower scale and will be impacted by the blank wall design;
 - d. Provide clarification that the illuminated lighting going up the podium and the tower will be included in the overall design and provide a material call out on the elevations. Currently, that design element is only included/called out in the renders.

- 12) Pursuant to Section 47-13.20.E, Open Space, the project does not appear to meet the open space requirements. Furthermore, the site data indicates open space for Phase II where there are no plans for Phase II submitted. Provide open space data for Phase I only and provide an exhibit that depicts the various components of open space. In addition, the site plan does not appear to contain sufficient at grade open space for the future residents. Reevaluate the ground level design to incorporate adequate open space and plaza area. The existing approved site plan for this property, DRC Case R17025, should be referencing when addressing this comment.

- 13) Provide residential unit sizes in data format with typical floor plans indicating reflecting the number of bedrooms. Note minimum unit size is 400 square feet.

- 14) Extend values on photometric plan to all property lines. Show values pursuant to the Unified and Land Development Regulations (“ULDR”), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan also.

- 15) This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale’s Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is low to moderate potential for the occurrence of significant archaeological resources within the subject property. A professional archaeologist shall perform pre-disturbance shovel testing within the footprint of the proposed development, monitor all ground disturbance activities, submission of an



interim letter-report of due diligence archaeological testing, and submission of an archaeological resources plan to be implemented prior to commencement of development activity. Further information concerning the methodologies and requirements that shall be adhered to are outlined in the attached letter from the City's Archaeological Consultant, Coastal Archaeology and History Research, Inc., dated May 5, 2021. A Letter of agreement with a professional archaeologist is needed prior to final DRC or before permit application for demolition.

For questions, please contact Trisha Logan, Historic Preservation Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

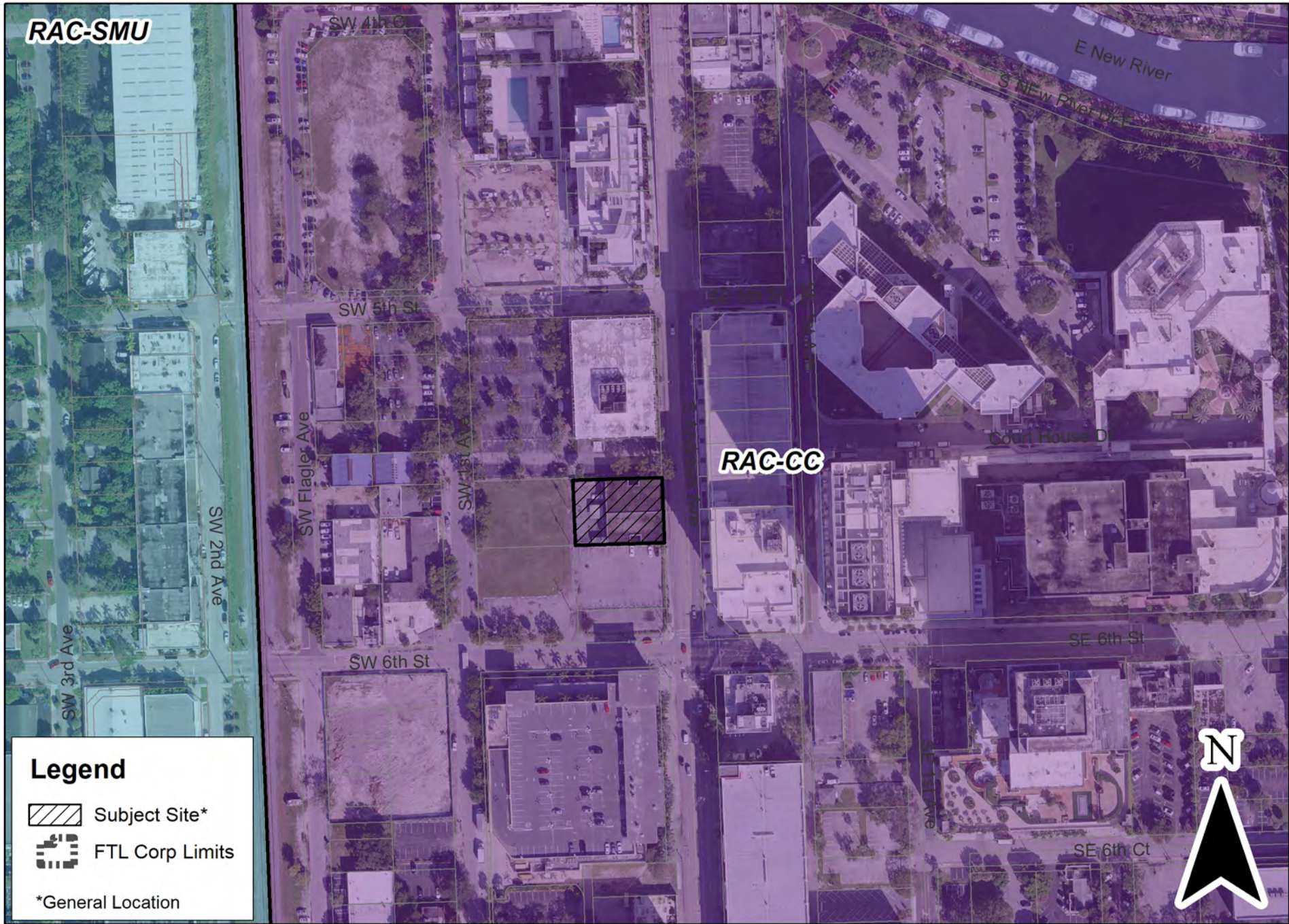
- 16) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
- 17) This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
- 18) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.
- 19) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. 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 Karen Warfel at KWarfel@fortlauderdale.gov.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 20) Provide a written response to all DRC comments within 180 days.
- 21) 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 (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 22) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
- 23) Additional comments may be forthcoming at the DRC meeting.



UDP-S21011