



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 25, 2021

PROPERTY OWNER: Broward County Board of County Commissioners

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

PROJECT NAME: Gallery at Fat Village

CASE NUMBER: UDP-S21013

REQUEST: Site Plan Level II Review: 195 Multi-Family Residential Units, Inclusive of 150 Affordable Housing Units, and 2,500 Square feet Retail Use with 226 Parking Spaces in Downtown Regional Activity Center

LOCATION: 600 N Andrews Avenue

ZONING: Regional Activity Center – Urban Village (RAC-UV)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-S21013

CASE COMMENTS:

Please provide a response to the following:

1. Specify Florida Building Code edition on plan for the proposed work per FBC 2017-101.2.
2. Specify uses and occupancy classification per Chapter 3 of the FBC 2020
3. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
4. Specify height and area compliance per Chapter 5 of the FBC 2020
5. Provide building construction type designation per Chapter 6 of the FBC 2020
6. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
7. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
8. Indicate code compliant sprinkler system per FBC
9. Designate Fair Housing Provisions per FBC Accessibility volume.
10. Specify required number of exits based on travel distance, occupancy load and use FBC 1006

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?nodeld=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-S21013

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. Right-of-Way dedication along east side of North Andrews Ave appears to be required to complete half of 80' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- b. Right-of-Way dedication along north side of N Andrews Avenue (coordinate with BCHCED), to complete half of 80' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along east side of N Andrews Avenue to accommodate portion of pedestrian clear path (coordinate required width with 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 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.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).



3. Vacation of the existing utility easement OR BK 42548 Page 1752 will require a separate DRC submittal, DRC staff support, and City Commission approval.
4. Show all existing utilities on-site and within the adjacent right and provide disposition on plan, particular for those that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
5. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
6. Proposed sidewalk along North Andrews Avenue and N.E. 1st Avenue needs to be harmonized with ongoing developments to the north at 640 North Andrews Avenue.
7. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. 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.
8. Provide and label typical roadway cross-sections for North Andrews Avenue, N.E. 1st Avenue and N.E. 6th Street. at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Please ensure section covers from center line to right-of-way line, is shall also include existing and proposed improvements as well as any easement, right-of-way dimensions.
9. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional (i.e. BCHCED) Right-of-Way and perpetual easements shall be coordinated with those agencies.
10. Show existing sidewalk and pedestrian ramp across the street from the development to verify propose crossing and crosswalk location are coordinated and adequate.
11. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zone for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
12. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.



13. Provide level 4 parking plan and 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.
14. Label proposed water and sewer service connections, sizes and material on conceptual Water and Sewer Plan.
15. Please verify existing off-site stormwater drainage system layout and sizes, particular at NW 6 ST and NE 1 Ave intersection as some discrepancy exist between plan and city atlas.
16. Consider utilizing the existing sanitary sewer infrastructure on NE 6 ST in leu of the proposed connection on NE 1st AVE. Should existing connection be capped it shall be capped at manhole. Also, any sanitary sewer service 8" or larger will required a terminating manhole, said manhole is to be located on private property withing a min. 10'x15' easement.
17. 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.
18. 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.
19. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
20. Provide on-site stormwater drainage calculations, signed and sealed by a Florida registered professional engineer.
21. Provide off-site drainage calculations demonstrating the proposed system to meet a 10-year/1-day design storm event. Applicant shall be responsible for maintenance of the 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.
22. Please provide reasonable assurances that the drainage system (including exfiltration trenches, catch basins and drainage wells) 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.
23. Any new trees located adjacent to City underground infrastructure should be placed with sufficient horizontal and vertical distances for protection and 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.
 24. Be advice, construction staging/storage will not be allowed withing city right of-way. Construction fence shall not encroach within right-of-way not at intersection corner sight triangles. Also 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.
 25. Proposed pedestrian lighting along City Right-of-Way, will require perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City.
 26. 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, pedestrian 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.
 27. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
 28. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21013

CASE COMMENTS:

Please provide a response to the following:

1. At the request of the Mayor to have flowering trees of a mono species along streets where it is possible. The Department is looking to have *Peltophorum pterocarpum* worked into NE 1st AVE. The neighboring project to the north "Village View" has provided the flowering trees into their streetscape and the Department is asking for this project to provide as well.
2. As to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows:

"The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations." Proposed underground exfiltration utility along NE 1st AVE is in conflict with required streetscape. Please redesign and show on Landscape plan the underground utility as to accommodate the streetscape.
3. Section 47-13.20.H. refers to providing horizontal clearances for shade tree street trees. Along NE 6th Street please provide additional area between the trunk of the tree to the structure as to provide horizontal clearance required for shade tree street trees.
4. Please verify sidewalk widths as to the Downtown Master Design Guidelines for along Andrews AVE (10 feet) and Local Streets (7 feet). Measured sidewalk widths may not include landscape area of the tree pit.
5. Specifications for a collected specimen Gumbo Limbo has the Department in concern as to the canopy of the tree. Such concerns would be pruning done to a sizable canopy to transport to the site. Please explain how a canopy of this size will be brought in without it being heavily pruned possibly to the point of being a violation of city ordinance of tree abuse.
6. The Department and the city would be grateful if the trees designated as Florida Fancy were installed as such, yet the city ordinance requires the quality of landscape materials to be Florida number 1 or better as the Plant Notes indicate on sheet L-1. For reasons of city staff inspections, please replace wording of Florida Fancy to Florida #1 or better.
7. Please verify requirements of Section 47-19.2.W. Planters.
8. 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 (Landscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
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:

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. Office, storefront, mail room, public access restroom 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 arrangement for private security during construction.

Please submit responses in writing prior to DRC sign off.



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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 included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
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. Draw equipment on plan to show it will fit in trash room.
12. 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.
13. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
14. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
15. 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. 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.
7. 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.
8. At least ten percent of the total parking spaces on the site must be unassigned spaces which are available for the use of visitors.
 - a. 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.
 - b. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.



9. Provide a minimum of 7.5 feet wide Sidewalk on **NE 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.
10. Provide a minimum of 10 feet wide Sidewalk on **N 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.
11. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
12. 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.
13. 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.

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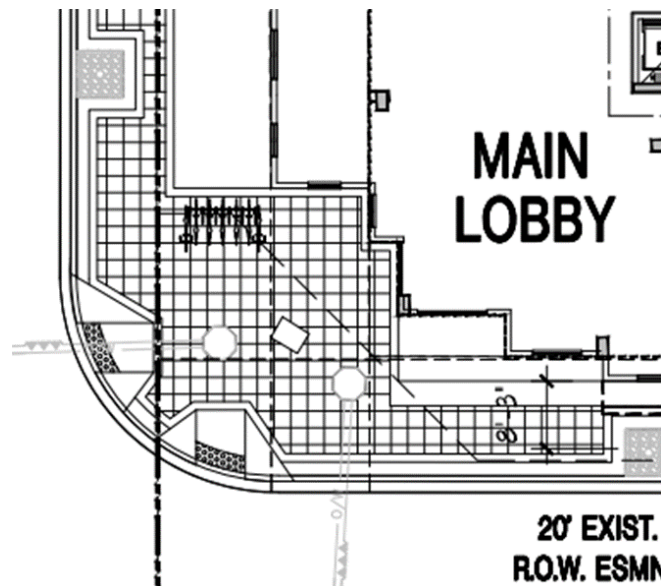
CASE COMMENTS:

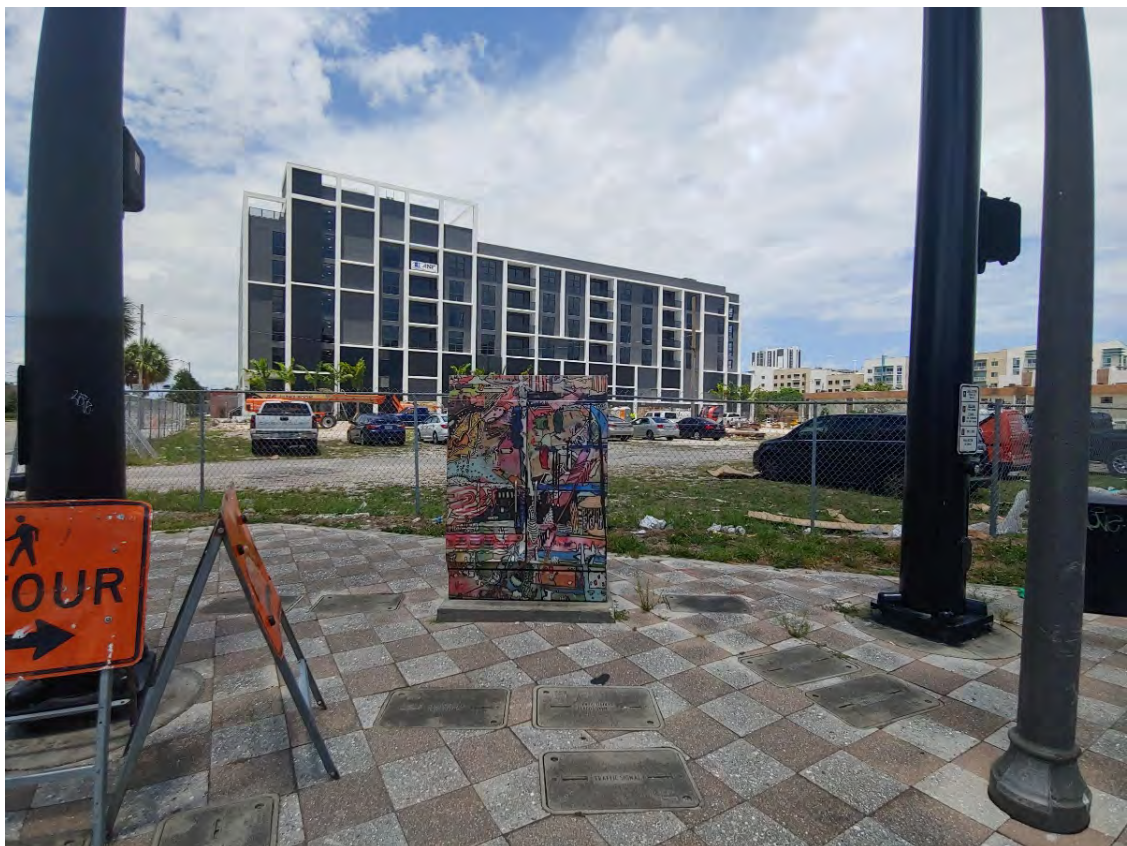
Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center (DRAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
- 3) 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.
- 4) Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission and the applicant is responsible for all public notice requirements. 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.
- 5) Provide a Design Review Team Application. DRT application link: <https://www.fortlauderdale.gov/home/showpublisheddocument/55601/637444092431100000>
- 6) Work with the Engineering Reviewer on the submission of an abstract survey and the inclusion of easements and dedications on all site plans, engineering plans, and landscaping plans.
- 7) The name of the project differs throughout documents and plans, alternating between Flagler Village and Fat Village. Update the title blocks and headings of plans to match the name of the project.
- 8) It is encouraged that a construction staging plan is submitted, which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process. If a construction staging plan is submitted after DRC Approval, an admin application would be required.
- 9) 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.



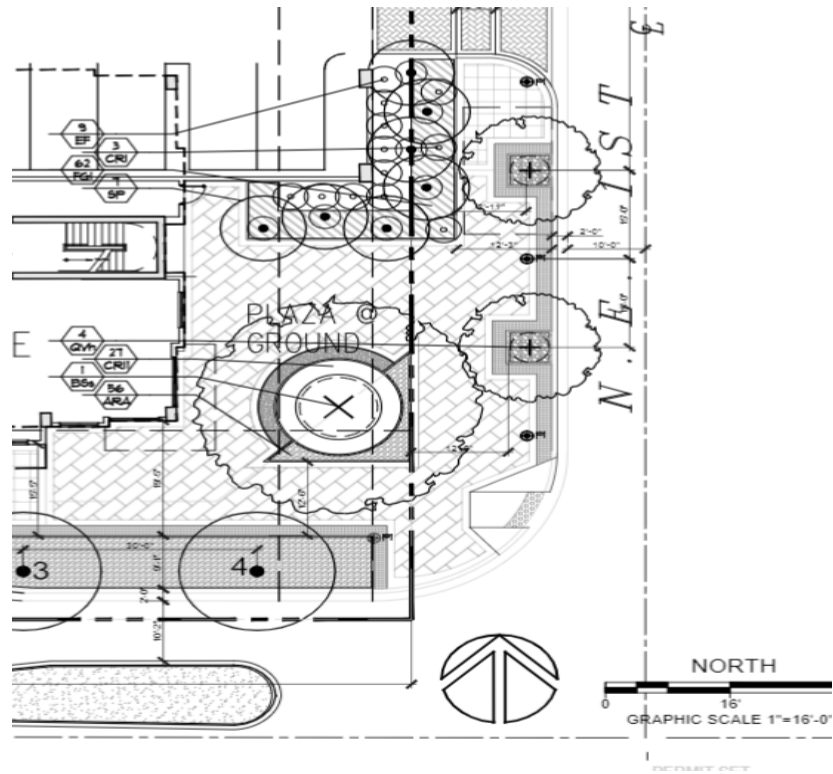
- 10) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 11) Provide the following changes on the site plans:
- Per Section 47-13.21.- Table of Dimensional Requirements for the RAC District, the Urban Neighborhood Character Area has a maximum floorplate size of 10,000 square feet. The floor plans indicate a floor plate size of 16,365 square feet, 63% over the maximum permitted floor plate size. Reduce floorplate size to meet the requirements and provide a chart showing tower floor plate size per floor.
 - Per Section 47-13.21.- Table of Dimensional Requirements for the RAC District, the Urban Neighborhood Character Area requires a minimum building tower step back of 12 feet. The plans show a step back of 7 feet, 5 feet less than what is required. Update elevations to the required minimum step back. This is especially important along Sistrunk Boulevard to allow more light and air down to the street level due to the narrow nature of this primary pedestrian corridor.
 - The proposed structure is strategically located along North Andrews Boulevard, lending itself to first floor street activation. Approximately, eight percent of first floor square footage is proposed for commercial use, representing a small portion of the structures 655 feet of linear frontage. Consider integrating additional commercial uses along North Andrews Avenue to enhance the pedestrian experience and provide more retail/service opportunities for the surrounding area (flexible space based on market conditions is acceptable).
 - Update the site data table to include the total gross square footage of the building.
 - Provide pedestrian easements along North Andrews Avenue, N.E. 6th Street and N.E. 1st Avenue on portions of the sidewalk located outside of public right-of-way.
 - Elevations indicate a rooftop pool house, while the floor plans only show an outline of a building. Clearly label the pool deck on rooftop plans to show all proposed structures, square footage, mechanical equipment placement and required screening.
 - The signal poles and utility box on the corner of North Andrews Avenue and N.E. 6th Street do not provide a wide enough sidewalk to accommodate a clear pathway for pedestrians and there is a lack of plaza space between the main building lobby and the traffic light poles. Moreover, with the placement of the lobby so close to the poles, the architectural elements of the building's entrance are obstructed. Additional plaza space is recommended to provide adequate space between the traffic light poles, electrical box and main lobby. Consider working with Public Works and Parks and Recreation on changing the location of the light pole to a less obtrusive location.





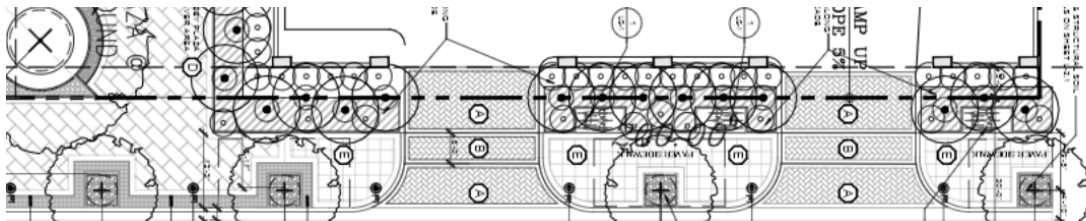


- h. Conflicts between utility boxes on the corner of N.E. 6th Street and N.E. 1st Avenue are affecting the proposed ground plaza and sidewalk clear pathway. The plans state utility boxes will be relocated, but do not specify where. Indicate where the utility boxes are being reallocated, ensuring their new location is less visible from the public right-of-way and outside the sidewalk's clear pathway.





- i. The site plan shows a sidewalk measurement of 8' 8" along North Andrews Avenue...
j. Provide building measurements on floor plans...
k. Provide dimensions for all sidewalk and swale widths...
l. Work with Transportation and Mobility on the placement of bike racks...
m. Per Section 47-19.2.W, Planters- "Planters, including the plantings, greater than two and one-half (2 1/2) feet in height shall be required to maintain a minimum average three-foot setback;..."



- n. Indicate all adjacent building footprints, indicating their uses and heights...
o. Show centerlines of all adjacent ROWs and dimension widths.
p. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan.
q. Will the curb cut along N.E. 6th Street be removed?

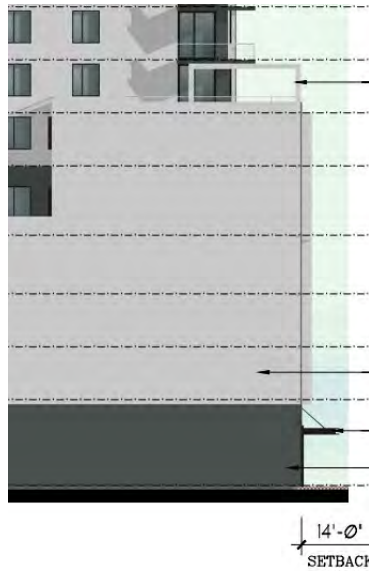
- 12) Provide the following changes on the elevation plans:
a. Per Section B-5 of the Downtown Master Plan, "L" shaped structures fronting two roadways are highly discouraged. The mass of the proposed structure needs to include horizontal modulation to reduce the buildings scale...







- b. The corner of North Andrews Avenue and N.E. 6th Street is a highly active intersection, making the architectural significance of the building's corner especially important. As stated in comment 9.i., above, provide additional plaza space to help activate the corner, and provide additional architectural details that create a sense of presence along both corridors.
- c. If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution. Townhomes to the east of N.E. Avenue may be affected by the headlights of the parking garage. Provide additional details on the material used for parking garage screening and include the transparency level of the screening.
- d. The north elevation will be abutting the property line of a six-story senior housing development (Village View). Additional architectural details are needed to soften the blank and flat parking garage wall.
- e. Provide spot elevations for rooftop parapet walls and any unscreened mechanical equipment.
- f. With the height of the structure exceeding 130 feet, vertical building modulation should provide more projection or recession between internals to provide more depth and differentiation to break up building massing.
 - i) Provide projection and recession measurements.
- g. Consider providing cornice on building rooftop edge.
- h. Incorporate window trim or similar treatments proportionate to the window size and style. Consider a contrasting color scheme to the base building color.
- i. As stated within the Downtown Design Guidelines, rooftops play a crucial role in ensuring architecturally expressive skylines. Additional architectural elements need to be added to the rooftop mechanical enclosures. Consider modifying the mechanical rooms to look and feel like amenity space. i.e. faux doors, windows, with clerestory windows to break up the large blank walls.
- j. Consider more first floor street activation along Andrews Avenue, though the inclusion of additional first floor commercial space and fenestration.
- k. Integrate high quality materials onto the façade of the parking garage along N.E. 1st Avenue. The use of a mural should complement the architectural design of the building and be further intermixed with other material types.
- l. The northwest corner units are highly visible from Andrews Avenue, due to the 25' 9" separation between Village View and the proposed building. Add in additional fenestration to the northwest corner units located on the 2nd floor through the 6th floor.



- 13) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials

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

- 14) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENT

- 15) Please note any proposed signs will require a separate permit application.
- 16) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 17) Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application unless an extension of time is mutually agreed upon between the City and the applicant.
- 18) Expiration of allocation of flex units. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.
- 19) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.

