



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 22, 2022

**PROPERTY OWNER /
APPLICANT:** Melrose View, LLC.

AGENT: Steven Cohen, Steven Cohen & Associates, P.A.

PROJECT NAME: 2900 W. Broward

CASE NUMBER: UDP-S22004

REQUEST: Site Plan Level III Review: Conditional Use for Mixed Use Development with Allocation of 85 Residential Flex Units and 6,741 Square-Feet of Commercial Use

LOCATION: 2900 W. Broward Boulevard

ZONING: Boulevard Business District (B-1)

LAND USE: Commercial

CASE PLANNER: Yvonne Redding

Case Number: UDP-S22004

CASE COMMENTS:

Please provide a response to the following:

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

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 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-S22004

CASE COMMENTS:

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

2. Provide disposition of existing utilities on-site and within the adjacent right of way that may be 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.

Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. Please illustrate the existing City utilities and easements (water, sewer, stormwater utilities) on proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utility 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.

3. Proposed Water connection needs revised. Sheet C6 proposes a 6"x4" domestic tap to existing 6" water main. Please note that a 4" tap requires a 4" meter. A 4" service line cannot transition into a 2" & 1" line. Revise with 2" domestic and 1" irrigation each having separate connections to existing 6" water main (or provide alternative acceptable connection per City of Fort Lauderdale Water Service Details).
4. In addition to the above, 90-degree bends are not allowed within the ROW. Note that you may use 2 45-degree elbows in lieu of the 90-degree elbows.
5. Note, if a 4" meter is used, then a 10'X15' utility easement shall be illustrated around the meter. Said utility easement shall extend up to the property/ROW line.
6. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.



Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).

7. Civil Paving, Grading and Drainage Plan must show Right-of-Way storm drainage retention for area of new entrance/exit driveways in NE corner of development. Also, extend ROW gutter south along proposed paver walkway.
8. 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.
9. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
10. 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 on plans as appropriate.
11. 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.
12. 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.
13. 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.
14. 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.
15. Advisory: 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.



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



Case Number: UDP-S22004

CASE COMMENTS:

Please provide a response to the following:

1. Garage below grade parking – Garage requires dry/wet floodproofing. Provide notation that building will withstand hydrostatic and hydrodynamic loads.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Refer to NFIP Technical Bulletin 6-93: Below Grade Parking Requirements for Buildings Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program
2. NFIP Technical Bulletin 3: Requirements for the Design and Certification of Dryfloodproofed Non-Residential and Mixed-Use Buildings
3. ASCE 24-14 Miscellaneous Construction- C9.4.1 Attached Garages, Carports and Accessory Storage Structures



Case Number: UDP-S22004

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site.
2. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
3. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
4. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
5. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please demonstrate how tree and palm equivalent replacement and equivalent value will be provided.
6. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
7. Proposed design of underground utilities is creating a conflict with the streetscape. Please design the location of the underground utilities as to not create a conflict with horizontal clearance requirements.
 - a. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
8. The sidewalk along SW 1st Street is to be the same width as the neighboring property to the west this may reduce the landscape area. Please provide Street trees along SW 1st Street of the same species as the neighboring property to the west. Please propose Dahoon Hollies at a minimum 12 feet OA with a canopy height clearance of a minimum 6 feet at 1 tree per 20 feet of length of property along SW 1st Street.



9. The Live Oak Street trees along SW 29th AVE will need a horizontal clearance from the travel lane of a minimum 6 feet if there is no curb along the street, 4 feet if there is a curb. Please propose another shade tree street tree just south of the driveway. As the city looks for continuous shade along the public realm of the sidewalk, at the street tree area adjacent to the drop off please provide a shade tree or possibly a large flowering tree.
10. Please provide the measured distance between street trees on Landscape plan.
11. Two sets of shade tree street trees appear to be less than 30 feet apart along Broward BLVD. Please investigate design layout that provides more separation for the street trees that appear to be less than 30 feet apart.
12. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

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

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

13. Shade trees, such as the Live Oak, must be located a minimum of fifteen feet away from structures. If the use of High-rise or Cathedral type of Oaks are proposed, the Department would support as little as 10 feet horizontal clearance. A root development product for under pavement areas, such as CU Structural Soil and or a Soil Cell product will be needed under the pavement area. The use of flowering trees and palms may be used within the area of the horizontal conflict if High-rise or Cathedral type of Oaks are not useful. Also please investigate the use of tall maturing palms in conjunction with the trees along the entire west side of the site. The tall maturing palms with the canopy trees would bring an additional viewed interest to the site when traveling eastward towards the development. A good example to see is of the canopy trees with tall palms from Google Street View, is the east side of the Seminole Hard Rock parking garage on State Road 7.
14. Please provide an overlay sheet delineating the open space and at grade landscaping.



15. 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. please illustrate light poles on plan with the measured dimension.
16. Fences facing the street and those that are required to be setback a minimum of 3 feet from the property line from the Zoning Department. Are to be planted with continuous hedges, shrubs, groundcover, and trees or palms in that area between property line and fence. These plantings shall be planted between the fence and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering and palms, planted an average of 1 tree per 20 feet or portion thereof. Trees and or palms proposed within the 3 feet setback that encroach the sidewalk, must have a minimum 6 feet canopy height clearance.

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 Department's review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S22004

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 collection shall be from a private loading area.
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. Confirm where the collection will take place within the site.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Containers: must comply with 47-19.4
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 dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S22004

CASE COMMENTS:

RMM 25 no parking reduction for residential use, only for commercial.

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. Provide shared parking analysis, mentioned in the plans, not included in initial submittal.
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. 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.
5. 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.
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.
1. Illustrate the 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. Provide FDOT Access pre application letter.
8. Illustrate clear sight triangle for the intersections and driveways.
9. 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.



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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-S22004

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation subject to the approval and allocation of flex units or allocation of nonresidential flex acreage. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
- 3) Pursuant to ULDR Section 47-28, the proposed project requires allocation of residential flex units. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of flex units, and include the flex unit request in the application project narratives. Demonstrate that the use of flexibility units meets ULDR criteria, supports and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.
- 4) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a) Section 47-18.21, Mixed use development
 - b) Section 47-24.3, Conditional use permit
 - c) Section 47-25.2, Adequacy requirements
 - d) Section 47-25.3, Neighborhood compatibility requirements
 - e) Section 47-28, Flexibility Rules
- 5) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee are required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a



building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.

This application is subject to Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c, Public Participation requirements. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 6) 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.
- 7) Please contact Jean-Paul Perez, Broward County Planning and Development Division at JPPerez@broward.org or 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 8) Provide legible photometric plan for the entire site. Extend values on photometric plans 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 and provide detail with dimensions. Applicant shall provide additional screening within the garage to shield interior garage lighting and install shielding material along all elevation facing the neighboring properties.
- 9) It is recommended the parking garage is lined with habitable space. Consider providing walk-up units facing the neighborhood. Where liners are not possible, ensure screening is made of high-quality, durable materials. Additional, fenestration and/or architectural elements may be required along the south façade facing the neighborhood.
- 10) Provide information regarding the parking garage venting and exhaust system.
- 11) Provide the Florida Department of Transportation pre-application letter. This letter should note all improvements proposed along Broward Boulevard, including landscaping, steps, ramping, retaining wall, furniture, signage, and sidewalks.
- 12) Provide additional information regarding the on-site grade change along Broward Boulevard, discuss proposed ramp with engineering staff.



- 13) Provide density calculation based on gross acreage as allowed by the ULDR: The unit of land area which comprises an acre, including that portion of land area within public ownership. Public land area shall include public rights-of-way and public waterways. Gross acre is used for the purpose of calculating the maximum density permitted on a parcel when applying flexibility units, as defined in Section 47-28, Flexibility Rules.
- 14) The public plaza area shall be located to provide the principal pedestrian access to the mixed use development; the proposed placement along Broward Boulevard does not meet the intent. Relocate public plaza. Consider include seating and shading devices.
- 15) Clarify parking data table by providing information regarding uses that will share parking spaces at different times of the day, week, month, or year.. Please be aware that the proposed parking ratio proposed will not allow for a more intense use on the property in the future. Verify scooter parking spaces meets the ULDR requirements. Provide typical parking space dimensions.
- 16) Provide the following on the site plan:
 - a) Clearly delineate the property line on the site plan sheet.
 - b) Measurements to the center line of the right-of-ways
 - c) All adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - d) Truck turning template within the garage.
 - e) Stacking distance at drop-off area and show circulation pattern.
 - f) Placement of FPL transformer on site. If internal, please verify with FPL the proposed location, size and access.
 - g) Location of bicycle parking.
 - h) Location of all mechanical equipment proposed on the ground level.
- 17) Provide the following on the elevation plan:
 - a) Setback from property line to face of building.
 - b) Additional fenestration on the west and south elevations.
- 18) Provide roof plan with the following:
 - a) Spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b) Height of mechanical equipment on roof plan.
 - c) Location of equipment on building elevations by outlining the equipment with dash lines; and
 - d) Screening panels should be a minimum of 6 inches higher to properly conceal the mechanical equipment.
- 19) Provide the following on the renderings:
 - a) Public plaza.
 - b) Appropriate shade trees, not palms as shown.
- 20) Additional Renderings: For projects subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
 - a) Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project.
 - b) Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures.



- c) Context site plan indicating proposed development and outline of nearby properties with uses and height labeled.
- 21) Coordinate the placement of the proposed utilities with engineering and landscape representatives. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
- 22) On plan sheet A2.4, consider shifting the proposed pool further west to allow for longer sun exposure, unless pool is heated.
- 23) Orient images on proposed shadow study plan sheet A5.0, in the north direction facing up to match the other plan sheets, include a north arrow on the sheet.
- 24) Explain dog walk area functions, including waste disposal systems or collections.
- 25) Coordinate with the Floodplain Manager, Richard Benton, for floodplain inquires. (Email: RBenton@fortlauderdale.gov, Phone: 954-828-6133). Section 60.3(c)(3) of the NFIP regulations states that a community shall:
- a) "Require that all new construction and substantial improvements of non-residential structures within Zones AI-A30, AE, and AH on the community's FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level, or (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy."
 - b) Below-grade parking garages are permitted beneath non-residential buildings in Zones A1-A30, AE, and AH provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards provided above in Section 60.3(c)(3)(ii). Only below-grade parking garages in non-residential buildings that are dry floodproofed are permitted under the NFIP.
 - c) Guidance on floodproofing is provided in the FEMA manual "Floodproofing Non-Residential Structures" and in Technical Bulletin 3, "Non-Residential Floodproofing — Requirements and Certification."
- 26) Per ULDR Section 47-18.21.J, for mixed use developments a minimum seven-foot wide sidewalk is required along the street abutting the property. For parcels with existing sidewalks set back from the curb but in poor condition, provide a new 7 ft. wide sidewalk. Discuss all newly proposed with Engineering Representative.
- 27) Provide a construction staging plan 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.
- 28) 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.



- 29) 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.

Provide a construction staging plan 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.

All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.

- 30) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 31) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at:

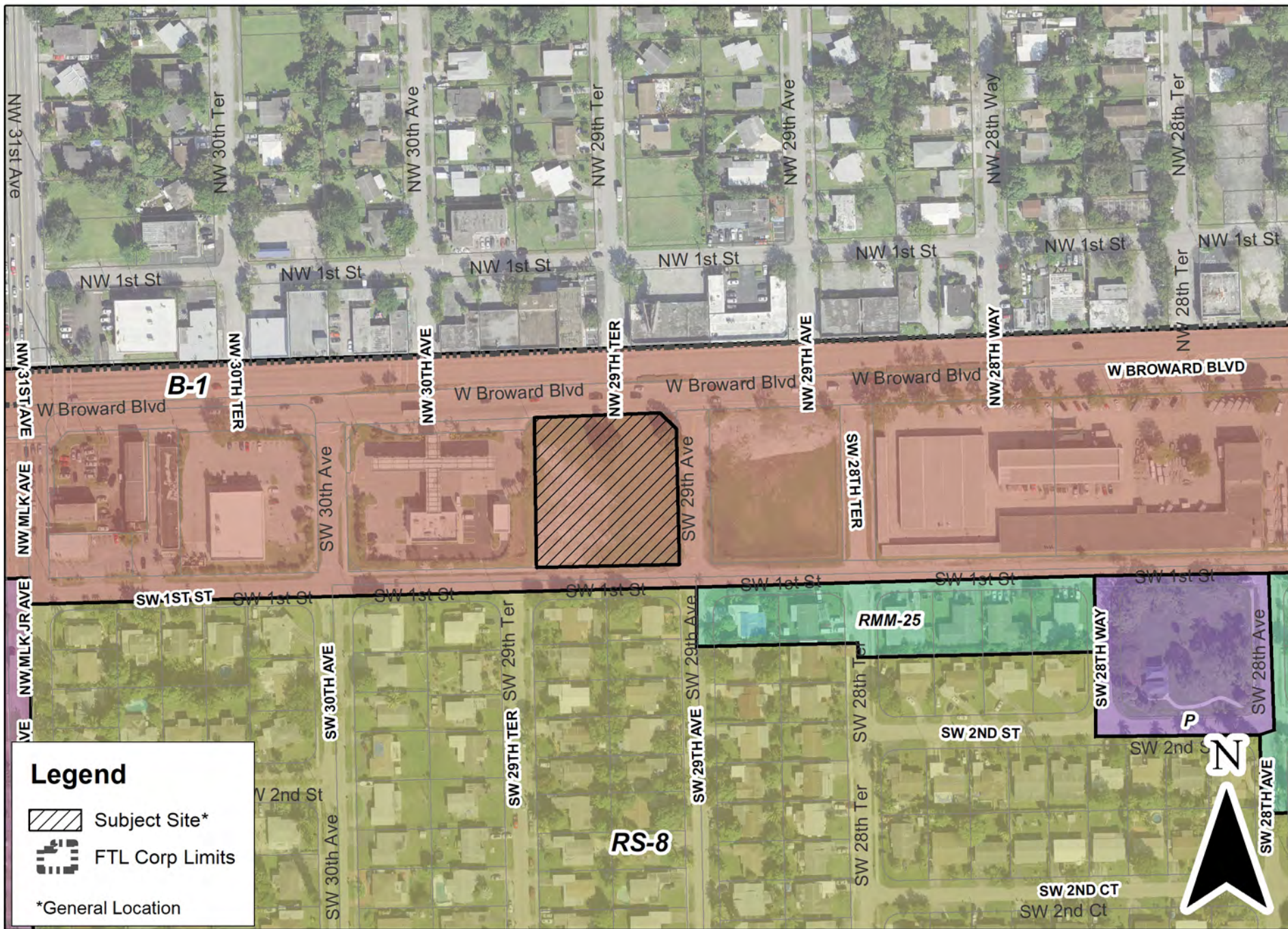
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.

GENERAL COMMENT

- 32) Please note any proposed signs will require a separate permit application.
- 33) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 34) 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 954-828-6495) 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.
- 35) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (August 1, 2022), unless an extension of time is mutually agreed upon between the City and the applicant.



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- 36) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



UDP-S22004

