



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 24, 2022

**PROPERTY OWNER /
APPLICANT:** Dependable Equities, LLC.

AGENT: Stephanie J. Toothaker, Toothaker.org

PROJECT NAME: Ombelle

CASE NUMBER: UDP-S22016

REQUEST: Site Plan Level II Review: 1,100 Multi-Family Residential Units and 11,217 Square-Feet of Commercial Use in the Downtown Regional Activity Center

LOCATION: 300 NE 3rd Avenue

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S22016

CASE COMMENTS:

Please provide a response to the following:

1. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
2. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028. Interior exit stairways #1 and #3 shall terminate at point where an exterior exit door is readily visible and identifiable per section 1028.1.1.1 of the 2020 FBC.
3. Show that the openings in the exterior walls along the west side of the development meet the requirements of Table 705.8 of the 2020 FBC.

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-S22016

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement as appropriate along south side of Northeast 4th Street to accommodate the portion of pedestrian clear path (coordinate required width TAM) that may be located beyond public Right-of-Way; show / label delineation in engineering plans and architectural site plan.
- b. Provide permanent Sidewalk Easement as appropriate along east side of Northeast 3rd Avenue to accommodate the portion of pedestrian clear path (coordinate required width TAM and BCHCED) that may be located beyond public Right-of-Way; show / label delineation in engineering plans and architectural site plan.
- c. Provide permanent Sidewalk Easement as appropriate along north side of Northeast 3rd Street to accommodate the portion of pedestrian clear path (coordinate required width TAM) that may be located beyond public Right-of-Way; show / label delineation in engineering plans and architectural site plan.
- d. 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/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. The corresponding Easement Vacation application (UDP-EV22004) shall be approved by City Commission prior to Final DRC Sign-off.
3. 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.



4. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
5. Provide disposition of existing light poles, down guys, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development or that conflicts with required vertical clearance above public and private access sidewalks.
6. Discuss status of existing driveway agreement that apparently allows vehicular access through private property.
7. Discuss disposition of existing on-site private drainage system.
8. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County are subject to FDOT sight visibility requirements. Please show FDOT visibility Triangle and particularly how it may affect proposed landscaping along Northeast 3rd Avenue and the proposed outdoor dining space.
9. Provide typical right-of-way section along Northeast 3rd Street, 4th Street and 3rd Avenue. Please extend section to back of public pedestrian facility. Also, on Northeast 4th Street extend section north right-of-way line.
10. Building Elevations: Show and label proposed sidewalk easement boundaries, and vertical building clearances on all elevation / section details, as appropriate.
11. Verify and label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewers clean out must be provided at property line per City standards.
12. 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. Verify with BCHCED their requirements for any milling and asphalt pavement restoration along Northeast 3rd Avenue.
13. 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.
14. Demonstrate how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. 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. 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.
15. 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.
16. Provide storm runoff calculations.



17. 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.

18. Any new trees placed within right-of-way shall maintain sufficient horizontal and vertical distances to City's public infrastructure, including water mains along Northeast 3rd Avenue, 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.

19. Proposed trees along Northeast 3rd Avenue shall be installed a min. 4 feet behind proposed curbs.

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.

21. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. 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.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22016

CASE COMMENTS:

Please provide a response to the following:

1. Please provide a fire command room that is on the street side access of the bldg. The FCC must have a door leading directly to the outside. FFPC 11.9.1

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S22016

CASE COMMENTS:

Please provide a response to the following:

1. 2014 Existing Map AH-5.
2. Sheet E.5: NW retail shop @ +3.5 ft NAVD, Sheet C.2 -1of 3: NW retail shop elevation TBD.
Sheet F.6: Ground floor elevation is 7.0 ft NAVD- Verify elevations prior to submittal.
Minimum 6 ft NAVD required.

General Comments

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone to change to AE-6.
2. Additional comments may follow pending submittal of complete plan set.



Case Number: UDP-S22016

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply, please investigate saving trees and palms by relocation those that are good candidates.
2. 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.
3. 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. <http://www.fortlauderdale.gov/home/showdocument?id=6386> is a link to the city web page to assist you.
 - a. Trees and palms within and adjacent to the area of scope of work.
4. Please have a certified ISA Arborist provide the information as to the existing trees and palms including the condition ratings that will be required for mitigation purposes.
 - a. Please provide how the mitigation will be provided though proposed trees and palms at grade and equivalent value.
 - b. Please correct the mitigation values, such as for Sabal palms with under 8 feet trunk height require no mitigation.
5. Section 47-13.20.H. RAC Streetscape Design. All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.
 - a. Sheets shows the 8-inch water main being relocated, please verify approval from Public Works – Engineering Departments for this relocation of the utility. Otherwise, there is a conflict with the existing underground utilities, please amend the proposed site development that the required streetscape will be provided without conflicts.
 - b. Possible conflict between streetscape and FDOT sight line may require proposed building adjustment for required street scape.
6. Please provide the shade tree street trees on 30 feet centers.
 - a. NE 4th Street, please provide the one corner palm that terminates the shade tree street trees within the bulb-out landscape area. Please also, propose additional shade tree street trees within the landscape strip between the sidewalk and traffic lane. By placing the corner palm within the bulb-out and closer to the corner, an additional shade tree street tree may be placed also within the landscape area(15 - 20 feet between the Corner palm and shade tree street tree are supported by the Department). Please provide clear radii for fire hydrant.



- b. NE 3rd AVE, please provide FDOT sight lines. Please terminate the row of street trees with the one corner palm. Please shift the corner palm closer to the corner within the bulb-out landscape area to provide additional space for street trees to be on 30 feet centers and additional shade tree street trees proposed.
 - c. NE 3rd Street, please shift corner palm into the bulb-out landscape area terminating the row of shade tree street trees with the one corner palm. Please propose additional shade tree street trees. Shade tree street trees within bulb-outs and those within landscape strip between the sidewalk and traffic lane closer than 30 feet OC is supported by the Department.
 - d. Regular Live Oak trees would be useful within the landscape area of the bulb-outs, whereas Oaks such as Highrise or other Oak cultivars of this growth characteristic, may be of better use as street trees located closer to the structure.
7. 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. 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.
 9. There appears to be landscape materials proposed adjacent to the face of the structure under the overhang of the structure. Please seek alternative materials suitable for these locations under the overhang of the structure.
 10. Trees and palms encroaching the public realm of the sidewalk require a minimum 7 feet canopy clearance when installed. Trees and palms may encroach the city site triangle providing they have a minimum 8 feet canopy height clearance when installed.
 11. Proposed trees and palms to count towards mitigation are to be at grade and not under cover. Please indicate the proposed replacement on Landscape plan is at grade and not under the cover of the structure.
 12. Please clearly identify the structural overhang on Landscape plans.
 13. Please provide an overlay sheet demonstrating open area and at grade Landscape requirements. Please provide calculated areas on the overlay sheet that will demonstrate that code is being met. Landscape areas under the structural cover do not count towards this requirement.
 14. 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. While hashing is being demonstrate on landscape plan, please also indicate on 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.

15. 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. 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-S22016

May 24, 2022

Ombelle

300 NE 3rd Ave

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. 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.
9. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in parking garage to increase visibility and safety.
11. All restricted areas and resident only areas should be access controlled and labelled as such.
12. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
13. Parking garage should have access control separating private residential parking from public access parking.
14. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22016

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. Confirm where the collection will take place within the site.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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.
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
11. Containers: must comply with 47-19.4
12. 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-S22015

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. Project currently shows 4 per the ULDR there should be 5.
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. Provide one CRA ramp per cross walk as per FDOT 522-002.
6. Project shall show adjacent green pavement bike lane and restore should pavement be affected by construction.
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 spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
8. If the conditions in the previous comment cannot be met, a valet operation will be required for the tandem parking stalls.
9. 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?>



10. 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.
11. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.

Case Number: UDP-S21015

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (RAC) 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. Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the review and approval process.
4. The project is subject to either: (1) a 30-day review period by the City Commission, or (2) potentially subject to approval by the City Commission for deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
5. The project is subject to the requirements of Downtown RAC Education Mitigation Agreement or Broward County Public School Concurrency, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
7. 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 with the Transportation and Mobility Department.



8. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
9. 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.

Principles of Street Design

- a. NE 3rd Avenue; revise the street section to clearly reflect the elements in the cross section from the DMP which should include the following: travel lanes, 7-foot landscape strip, and 10-foot setback inclusive of a minimum 7-foot clear sidewalk;
- b. NE 3rd Street, revise the street section to clearly reflect the elements in the cross section from the DMP which should include the following: travel lanes; 8-foot 6-inch wide on-street parking, 12-foot setback to building, inclusive of a minimum 7-foot clear sidewalk and landscape strip;
- c. NE 4th Street, revise the street section to clearly reflect the elements in the cross section from the DMP which should include the following travel lanes; 8-foot 6-inch on-street parking, 12-foot setback to building inclusive of a minimum 7-foot clear sidewalk and landscape strip;
- d. S6, S7, S8, Street Trees, trees are not provided in a linear manner along NE 4th Street, dimensional spacing for trees needs to be provided. There are conflicts with the trees and balconies, as well as potential conflicts with overhead utilities, which needs to be addressed; and
- e. S16, Overhead Utilities; there are overhead power lines located along NW 4th Street that should be placed underground and will require coordination based on proposed plan. Provide information on the coordination and provide drawing details and cross section drawings that depict location of utilities in relation to placement of street trees and buildings.

Principles of Building Design and Storefronts

- f. B1, Streetwall Line; the placement of the building in relation to the public realm creates areas of inactivity with significant area dedicated for landscape buffers and/or back of house activity. Examine the building placement and activity occurring on the ground level to meet this intent.
- g. B10, Main Entrances; entrance points into the project need to be re-examined based on location, access, and frontage given the significant inactive frontage proposed;
- h. B11, Active Ground Level; the project does not maximize active uses and 'extroverted' ground floors with retail in strategic locations along NE 3rd Avenue and also the frontage along NE 4th Street and NE 3rd Street lacks activity;
- i. B12, Shading Devices; provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth for protection from the elements;
- j. B13, Animating Residential Buildings; the proposed balconies encroach into the setbacks and extend the full length of each building frontage which makes the building mass and presence overbearing on the public realm. Balcony design should include a range of projecting and recessing space not just projecting into the setbacks; and
- k. B15, Active Ground Floor; project does not maximize active uses along street frontages and the site is designed with landscape buffering between the building and sidewalk, which creates a barrier. In addition, there are a limited number of entrance points along the ground level.

Quality of Architecture

- l. Q1, Skyline Drama; provide more detailed drawings of the tower tops for review. Indicate whether there will be building illumination for the tower top;
- m. Q2, Expressive Tops; staff recommends exploring other tower top shapes or re-examine the current design to provide for stronger, more dramatic angles;
- n. Q3, Quality of Materials; provide higher quality materials at the lower pedestrian levels;

- o. Q5, Parking Podium; parking screening does not meet design intent, requiring exceptional design solutions;
 - p. Q7, Creative Façade; provide for more variation in the building facades with greater expression at the building corners, increased articulation, and recess lines or other techniques to break the horizontal appearance of the building façades.
10. The proposed building is significantly larger in mass and scale than immediate surroundings, especially to the north. Mitigate building massing by incorporating stepbacks and transition the overall scale of the towers, paying particular attention to the transition across NE 4th Street to the lower scale of projects in the Near Downtown. Treatments could include shifting the building line, providing a tower stepback, carved openings into the building, stronger distinction of materials, stepping down the podium levels, and more building articulation.
11. The proposed lower levels of the building, pedestrian levels, should be redesigned to incorporate variation in space. The 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 north-south vehicles access should be aligned on the plan with building design features on the façade providing an entrance/exit marker. The proposed parking screening does not meet the design intent for exceptionally screening where there is an opportunity to utilize parking screening in a creative manner that also provides a sense of place. Refer to images below as design examples.



12. Update the site data information on Sheets C0 to address the following:
 - a. Provide breakdown on residential unit sizes and number of bedrooms. Note, minimum unit size is 400 square feet;
 - b. Expand the parking data to list the number of compact parking spaces;
 - c. Expand the amount of bicycle parking and storage; and
 - d. Expand open space data to meet the requirements pursuant Section 47-13.20.E, clearly outlining the areas being calculated for open space.

13. Provide the following changes on site plan:
 - a. Label and identify features depicted on the site plan;
 - b. Identify the location of the balconies above;
 - c. Consolidate the back of house components so such is not located on both NE 4th Street and NE 3rd Street frontages;
 - d. Remove the landscape areas between the building face and sidewalks;
 - e. Provide for additional pedestrian entrances for the ground level uses;
 - f. Indicate location of stairs and ramps based on grade changes;
 - g. Provide for bike storage on the ground level easily accessible for residents;
 - h. The interior vehicle circulation is not efficient and the loading area does not meet turning radius movements, which requires the area to be redesigned; and
 - i. See previous comments #10 and #11 for overall design comment.

14. Provide the following changes on the building floor plans:
 - a. Shift balconies out of the building setback and provide for variation in balcony design; e.g. projecting, recessed, etc.
 - b. Demonstrate that vehicles can make turning movement on the parking levels;
 - c. There are numerous parking spaces in the parking garage that do not have sufficient back-out space;
 - d. Provide tower separation on plans for each level; and
 - e. See previous comments #10 and #11 for overall design comment.

15. Provide the following changes on the building elevations:
 - a. Label and identify all architectural elements;
 - b. Correlate the materials sheet with the building elevations and features depicted on the site plan;
 - c. Indicate location of stairs and ramps based on grade changes; and
 - d. See previous comments #10 and #11 for overall design comment.

16. There is a recorded driveway easement with the adjacent property owner to the east which grants ingress and egress access. Depict such easement on the plans accordingly.

17. Provide additional detail drawings for the ground level, specifically in areas where there is a grade change with stairs and ramps, include close up details of storefronts, and identify all materials.

18. Pursuant to Section 47-13.20. E, Open Space, the project does not appear to meet the open space requirements. Detailed information needs to be provided in the site data. In addition, there are areas being calculated as open space which are not permitted by code.

19. Pursuant to the Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, consider placement of public art on the development site to align with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.



19. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
 - a. Provide detail drawing(s) with spot elevations of roof plan depicting adequate screening of roof mounted equipment;
 - b. Ensure the screening material is made of durable material and also meets the DMP tower design requirements; and
 - c. Provide images of product material used to screen the equipment.
20. Pursuant to Section 47-20.14, Photometrics values should be shown for the amenity deck.
21. Provide pedestrian-level perspective renderings of project as viewed along the street, and aerial oblique perspectives in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area.
22. Provide a context plan that identifies the building line of the adjacent properties in the vicinity to illustrate consistency in building presence in Downtown. This plan should focus on the properties within the Downtown RAC.
23. It is recommended the following bicycle-related comments be addressed:
 - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data;
 - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended;
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons;
 - d. Bicycle parking is insufficient for this project given the intensity and uses. Increase the availability of bike parking and identify such; and
 - e. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
24. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination of NW 1st Avenue, and whether the project is located along a planned bike network.
25. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
26. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsNote: Please note any proposed signs will require separate permit applications.



27. 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. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.
28. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes.

29. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
30. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
31. Additional comments may be forthcoming at the DRC meeting.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT22007	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Ombelle	
PROJECT ADDRESS:	300 NE 3 rd Avenue	
REVIEW DATE:	5/16/2022	
CASE PLANNER:	Jim Hetzel	
CONTACT INFORMATION:	JHetzel@fortlauderdale.gov	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations.	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Comment: Coordinate with Transportation and Mobility Department				X
S5	Maximize street trees on all Downtown Streets. Comment: See DRC comments.				X
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet. Comment: Spacing was not providing.				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet Comment: Clearance measurement was not provided.		X		
S9	Encourage shade trees along streets, palm trees to mark intersections.	X			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.		X		
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.	X			
S12	Discourage curb cuts on "primary" streets.	X			
S13	Encourage reduced lane widths on all streets.			X	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions. Comment: See DRC comments.	X			
S16	Bury all power lines in the Downtown Area.		X		
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).		X		
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.				X



B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	X			
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	X			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area				X
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			X	
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.	X			
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street. Comment: See DRC comments.		X		
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. Comment: See DRC comments.		X		
B12	Encourage pedestrian shading devices of various types. Comment: See DRC comments.		X		
B13	Encourage balconies and bay windows to animate residential building facades. Comment: See DRC comments.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor Comment: See DRC comments.		X		
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				X
B19	Mitigate noise pollution.				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.	X			
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.				X
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.				X
B23	Avoid drive-thrus in the wrong places.			X	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).	X			
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				X
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core. Comment: See DRC comments.		X		



Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors Comment: See DRC comments.		X		
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored Comment: See DRC comments.		X		
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.	X			
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Comment: See DRC comments.		X		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			
STOREFRONTS		YES	NO	N/A	MORE INFORMATION NEEDED
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.		X		
SF3	Encourage durable materials for ground floor retail and cultural uses.		X		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.				X
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).		X		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls			X	
SF8	Encourage well-designed night lighting solutions				X

INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE INFORMATION NEEDED
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max	X			
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors. Comment: See DRC comments.		X		
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.	X			
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE INFORMATION NEEDED
T2	Discourage land uses that are incompatible with transit and walkability.	X			
T3	Encourage pedestrian connections to transit stops and bike parking.				X
T4	Encourage bike connections to transit stops and bike parking.				X



T5	<p>Parking consistent with TOD Principles: <u>Encourage structured parking with screening or liner building if parking provided.</u> Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles</p>		X		
T6	<p>Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.</p>			X	
T7	<p>Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.</p>	X			
T8	<p>Encourage green buildings, green site design and green infrastructure.</p>				X
T9	<p>Create attractive, active and safe multimodal systems.</p>			X	

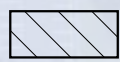


RAC-UV

RAC-CC

RAG-CC

LEGEND

 Subject Site

UDP-S22016 - Ombelle

