



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 14, 2022

**PROPERTY OWNER /
APPLICANT:** TRD Fort Lauderdale, LLC.

AGENT: Crush Law, Crush Law, P.A.

PROJECT NAME: 201

CASE NUMBER: UDP-S22019

REQUEST: Site Plan Level IV Review: Request for Reduced Setbacks and to Exceed Maximum Building Length for a 233-Room Hotel in the Central Beach Regional Activity Center

LOCATION: 201 S. Fort Lauderdale Beach Boulevard

ZONING: Planned Resort Development District (PRD)

LAND USE: Central Beach Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S22019

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 FBC
7. Designate transient logging guest room in accordance with the FBC Accessibility 224.
8. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
9. Show that the separation distance between exit access stairways for levels above seventh floor meet the requirements of section 1007 of the FBC.
10. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
11. Show that the openings in the exterior walls adjacent to the south property line 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?nodeld=C OOR_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.



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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 copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us.
- b. Provide permanent Sidewalk Easement as appropriate along West side of South Atlantic Boulevard to accommodate portion of pedestrian clear path (coordinate required width with FDOT) that may be located beyond public Right-of-Way; show / label easement delineation on civil plans.
- c. Provide permanent Sidewalk Easement as appropriate along South side of Poinsettia Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along East side of Almond Road to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - 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>
 - b. Additional comments/ requirements maybe forthcoming from Public Works water and wastewater service availability review.
2. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title



commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Proposed decorative façade or any building overhang shall provide a min of 14' head clearance over the requested public sidewalk easement. Therefore, please show and label existing proposed sidewalk easement boundaries and provide vertical building clearances over said easement.
5. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public sidewalk easements
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
7. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges) and streets with streets (25' measured from intersection point of extended property lines).
9. Demonstrate compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways (Florida Green Book) for intersection sight distance at Poinsettia Street intersection with Almond Road and South Atlantic Boulevard.
10. Provide and label typical roadway cross-sections for the proposed development side with Almond Road, Poinsettia Street and South Atlantic Boulevard particularly at driveway access points, on-street parallel parking lanes, and at landscape areas (i.e. between travel lane and sidewalk) as appropriate.
11. 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.
12. Public sidewalk along Poinsettia Street and Almond Ave shall continue across the proposed driveway access points.
13. Provide sufficient existing and proposed grades and information on 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. Provide storm runoff calculations to demonstrate proposed design satisfied minimum stormwater design criteria.
15. Please provide reasonable assurances that the drainage system (including drainage wells, exfiltration trenches and inlets) 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.
16. 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.
 - a. Label whether the adjacent Right-of-Way FDOT or City jurisdiction as applicable.
 - b. 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.

ADVISORY COMMENTS

17. The proposed improvements are located within the **Coastal Construction Control Line (CCCL)** limits. CCCL Program is regulated by the Florida Department of Environmental Protection in which special siting and design criteria are applicable for construction and related activities. Please email CCCL@DEP.STATE.FL.US with any additional information and or permit submittal requirements questions.
18. 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 FDOT any requirements applicable to South Atlantic Boulevard for pavement restoration within their respective Right-of-Way jurisdictions.
19. Within adjacent City Right-of-Way, staging/storage will not be allowed.
20. Construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
21. 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.



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



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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

Please consider the following prior to submittal for Building Permit:

1. None



Case Number: UDP-S22019

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

Comment 1: Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan for the ground floor (first floor) and lower levels.

Comment 2: Site Plan & Data, Provide flood zone information and flood zone delineation.

SITE PLAN DETAILS REQUIRED

Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones FEMA panel 12011C0576H, effective date 08/18/2014, FEMA Flood Zone (AO 2 NAVD 88) & (X500), (2014 FIRM) Finish Floor Elevation (HAG + 1' Freeboard= (FFE) 2014 FIRM
- Show CCCL on all site plans, the survey shows the CCCL (dated August 1981 per map book 6, page 10) and contact the proper agencies for any updated needed permits as it relates to the CCCL.

Preliminary Flood Insurance Rate Maps

- Flood Zones, (X500 NAVD 88) (preliminary) (flood zone AE, BFE 11feet NAVD 88) abuts back property line on ocean side),

The preliminary flood maps map link <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM.

Comment 3: Sheet A 202,

- A) **(North Elevation:** for first level along Almond Ave) shows a first level elevation of 12 ft. NAVD, (please verify that is the finish floor elevation (FFE) for the first level)
- B) **West Elevation:** Provide first floor elevations in feet using the NAVD 88 datum
- C) **South Elevation:** Provide first floor elevations in feet using the NAVD 88 datum

Comment 4

Sheet A-111, (Level 01 Ground Floor Plan) shows the existing structures with a lowest floor elevation of 2.11(basement) and finish floor elevations of 11.11, 11.29 & 11.61 NAVD from Survey

(Code of Ordinances, Chapter 14-6), (14-11)

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

Comment 5

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019) see link below:

- A) Provide elevator detail drawings and install a (float switch) (see page 12) in link provided.
- B) Please provide details of the elevator equipment being elevated and show elevations.

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Comment 6

Provide Foundation plans showing the type of foundation that is being proposed? Please provide plans and drawings that show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum)



Comment 7

Chapter 14-6 Site plans and construction documents (a) ,4) Show where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. Use of fill to elevate buildings and structures is not permitted.

Comment 8

Code of Ordinances Section 14-11 prohibits the use of fill for structural support of buildings (except the interior of a stem wall foundation) and to elevate sites. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.

Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.

Comment 9

If lowest point of garage slab elevation is below BFE (Base Flood Elevation), flood openings or smart vents are required at 1 sq in to 1 sq ft ratio on opposing walls.

Requirements for Flood Openings in Foundation Walls and Walls of Enclosures **NFIP Technical Bulletin 1/March 2020**

- https://www.fema.gov/sites/default/files/documents/fema_flood-openings-technical-bulletin_20210607.pdf



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CASE COMMENTS:

Please provide a response to the following.

1. The proposed removal of the Coconut palms along the east side of the site and replaced as proposed is not consistent with the Coconut palms located within the sidewalk realm of the area. Being the location of these Coconut palms the City Forester will be asked to make recommendations if any need to be removed and replaced. Those that may require removal and replacement, replacement will be in the same location as those removed. Also, the tree grate system will be the same as currently being provided, Addapave or such materials will not be approved. Depending on the FDOT line of sight there appears to be area for a couple more Coconut palms to be added north of the existing Coconut palms.
2. It was mentioned by city staff that the proper setbacks may not be provided as the development is currently proposed. Please verify required setbacks, please see Section 47-12.5. District requirements and limitations.
3. As mentioned in comment number 2 it appears that landscape area may be provided due to set back requirements. Please revisit and provide as to Landscape requirements as per Section 47-21.
4. 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.

5. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.



6. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Please illustrate such sight triangles.
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. Additional comments may be forthcoming after next review of new plans and written comment responses.

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.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Please visit the City's website to download required document packet . Please note that Landscape will not approve permit review without these Engineering documents being submitted.
<http://www.fortlauderdale.gov/home/showdocument?id=6372>
4. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Show containers on site plan. Trash room must accommodate trash and recycle containers.
6. Containers: must comply with 47-19.4
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. 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.
9. 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.

1. None



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CASE COMMENTS:

Please provide written response to the following review comments:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
5. Illustrate clear sight triangle for the intersections and driveways.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
7. 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.
8. Provide FDOT Pre Application Letter.
9. Per ULDR Section 47-20.16, valet parking spaces need not be immediately accessible provided spaces are arranged so that no more than two (2) parking spaces would be crossed in parking any vehicle. Proposed 4 vehicle stacked mechanical parking does not meet this section.
10. The number of mechanical lifts per stall is limited to one mechanized lift with an additional ground space for a max of three spaces or five moves to get the last car, limiting wait time and stacking concerns. Mechanical lifts may not be used for tandem parking.



11. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.
12. Please clarify the types of streetscape lighting, exterior lighting fixtures, and any other such proposed lighting that would be visible from the public right-of-way, proposed. Note that all lighting shall be compliant with state regulations regarding sea turtle nesting season.
13. Provide a minimum of 10 feet wide Sidewalk on Almond Ave. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
14. Provide a minimum of 10 feet wide Sidewalk on N Fort Lauderdale Beach Blvd/A1A. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
15. 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 No: UDP-S22019

Provide a response to the following case comments.

CASE COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. Fees are assessed for PZB and City Commission review, and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours notice prior to a City Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at jhetzel@fortlauderdale.gov or 954-828-5019.
3. The site is designated Central Beach Regional Activity Center (Beach 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.
4. Be advised that development applications in the Beach RAC are subject to vehicular trip and residential unit availability at the time of approval, on a first come, first served basis. Applicant shall confirm the status of the availability of trips or units during the DRC approval process. The processing of a development permit application does not guarantee vehicular trip or unit availability until approval is granted by City Commission.
5. 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](#)



6. Provide a preliminary 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.
7. 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.
8. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity.
9. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before December 14, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. Provide a statement requesting and agreeing to a waiver of this timeframe, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
10. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art features to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placement of public art on the development site at northeast corner of the site or along A1A.
11. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction:
 - a. Following review of the land use and development history of the property, it has been determined that there is a potential for archaeological deposits to be within the subject property and a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended, should monitor ground disturbances. For more information, please see attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc.; and
 - b. A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction. A letter report of monitoring activity should be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.



12. The proposed development is located on a site adjacent to a historic resource, the Lauderdale Beach Hotel. Pursuant to Objective 1.2, Policy 1.2.3b of the Historic Preservation Element of the Comprehensive Plan, all proposed impacts to historic resources shall be reported to the Historic Preservation Board (HPB) for review and comment. The applicant shall provide a narrative response identifying and addressing any impacts of the proposed development on the historic resource and offer recommendations to mitigate these impacts. A presentation shall be made to the HPB prior to the scheduling of further board/commission meetings. Contact Trisha Logan at 954-828-7101 or at tlogan@fortlauderdale.gov to review the requirements for HPB submittal.
13. Be advised that the application was missing detailed information per the City's specifications for plan review and additional comments may be forthcoming upon providing missing information as noted in this DRC Case Comment Report.
14. As proposed, the overall building design doesn't reflect the high-quality design and appearance for Central Beach as described in Section 47-25.3.A.3.e and lacks sufficient variation in building footprint, building material, variation in building form, and pedestrian-scale design reflective of a high pedestrian traffic experience. The building footprint occupies the majority of the site leaving minimal space for adjustments, pedestrian respites, plaza space, and wider sidewalks. The building design should be reevaluated to address the items below. Images have been provided to assist the applicant.
 - a. Provide a stronger building presence at the corner of A1A and Poinsettia Street;
 - b. Increase the pedestrian space at the corner of A1A and Poinsettia Street by shifting the storefront back from the property line;
 - c. Provide for high quality building materials facing the public realm;
 - d. Exceptional architectural parking podium screening;
 - e. Double story height for the first level at a minimum of 21 feet floor to ceiling height;
 - f. Remove the existing structures entirely from the design;
 - g. Enhance the tower top design by adding additional treatment and composition for uniqueness;
 - h. Relocate the proposed east-west breezeway to align better with the functions and entrance of the proposed uses on the site as well as creating a visual view corridor from A1A to Almond Avenue with increase vertical clearance;
 - i. Strategically locate any stairs and ramps on the site to reduce the amount of space needed such as within the building footprint rather than parallel with the public realm; and
 - j. Increase setbacks along the public rights-of-way, see Comment # for more specific information.

1 Building Corner/Building Material

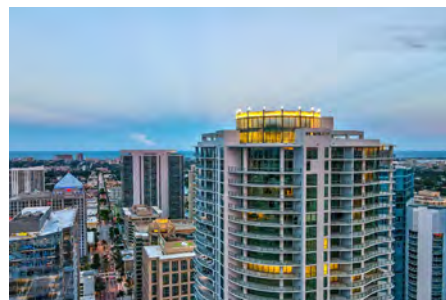




2 Pedestrian Level/Plaza/Breezeway



3 Tower Top



15. Provide the following changes on building floor plans:
 - a. Level 1, provide additional dimensions for all proposed space such as loading area, trash room, etc.;
 - b. Level 1, exterior doors open outward impeding on the pedestrian sidewalk and should be shifted so not to create this issue;
 - c. Level 1, provide pedestrian shade devices along public rights-of-way;
 - d. Level 2, it is unclear on the number of spaces being provided on this level as there is a note regarding three level lifts which is not permitted;
 - e. Level 2, provide for more information on the area labeled as "mechanical;"
 - f. Level 3, provide for more information on the area labeled as "amenities;"
 - g. Level 3, clarify the pool deck and lower pool deck as this is not depicted on the building elevations;
 - h. Level 3, indicate all location of exterior doors leading to the pool deck;
 - i. Level 3, provide for more information on the area labeled as "amenities;"
 - j. Level 4, provide for more information on the area labeled as "terrace;"
 - k. Level 4, provide square feet for hotel rooms;
 - l. Levels 7 through 17 is missing from the plan set;
 - m. Level 18, indicate location of all proposed mechanical equipment;
 - n. Level 18, provide spot elevations for both the roof and proposed mechanical equipment;
 - o. Building elevations depict 19th and 20th levels which are not provided in the plan set; and
 - p. Incorporate changes based on staff's comment on overall building design.

16. Provide the following changes on building elevations:
 - a. Label and identify all building materials and colors;
 - b. Provide detail drawings for building features and materials such as building canopies, railing, etc. Detail drawings should include images of real life application of such material;
 - c. Clarify the multiple second and third level labels;



- d. Dimensions to rights-of-ways is depicted to centerline not to property line, which should be correctly labeled as such; and
 - e. Incorporate changes based on staff's comment on overall building design.
17. Update the site data information on Sheet A-110 to address the following:
 - a. Provide breakdown on required versus proposed for all development standards required for the PDD and other applicable ULDR regulations, e.g. parking, average hotel room size, etc.
 - b. Provide parking ratios used to calculate parking requirements;
 - c. Correct the title for use as it states "residential" not "hotel"; and
 - d. Provide open space/plaza area calculations for those areas accessible by the public and provide a separate sheet that depicts these areas by color coding such.
 18. Pursuant to Section 47-12.4.C, Additional regulations for modification of yards fronting right-of-way, demonstrate through drawings and graphics in the site plan set how the project is meeting the requirements of this section. As proposed, the project is not meeting several of these requirements.
 19. Pursuant to Section 47-12.5.A.1, Setbacks, there is insufficient setbacks along the public rights-of-way given the high pedestrian volume of the beach and the location of the site. Setbacks along Poinsettia Street and Almond Avenue should be increased to provide for a minimum 7-foot wide clear path and setback along A1A should be a minimum of 36 feet from back of curb to building with a minimum of 10-foot clear path. Provide detailed architectural streetscape cross sections with dimensions for review.
 20. Pursuant to Section 47-12.5.A.1, Setbacks, the project does not account for grade elevation changes and the location raised stairs, ramps, and railing; these items should be incorporated into the design so not to impede on the public realm experience both physically and aesthetically.
 21. Pursuant to Section 47-12.5.A.1, Height, provide detail elevation drawings that illustrate compliance with the height limitations for fronting A1A..
 22. Pursuant to Section 47-12.5.A.4, Minimum lot size, the project site does not meet minimum lot size requirements. Provide additional information that demonstrates that the project meets the goals and objectives of the community redevelopment plan. This additional information should be included in the narrative as well as a separate sheet(s) illustrating such.
 23. Pursuant to Section 47-12.5.A.5, Permitted uses, provide a note in the site data that states compliance with the list of permitted use for PRD.
 24. Pursuant to Section 47-12.5.A.8, Length and width, as proposed the building length exceeds 200 feet by 63 feet, resulting in a building length of 263 feet. Demonstrate how the project mitigates the building length through site design and building design. Staff recommends illustrations in the site plan set.
 25. Pursuant to Section 47-20, Parking, staff is unclear on the calculation used for parking. As proposed, the project has hotel rooms, amenities, and ground level restaurant uses. Parking for hotel and restaurants would equal 278 spaces and the plans indicate 156 spaces. Address this issue.
 26. Pursuant to Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly.
 27. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following
 - a. Location and orientation of all proposed site signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);



- c. Proposed sign location on elevations; and,
 - d. Proposed materials.
Note: Proposed signs will require separate permit applications
28. Pursuant Section 47-23.4, Beach Building Restriction Line, indicate on site plan sheet or provide separate graphic that depicts the beach building restriction line and setback distance of a minimum 100 feet from the mean water line of the Atlantic Ocean per the ULDR.
29. Pursuant to Section 47-23.6, Beach Shadow Restrictions, provide information on the beach shadow restrictions by clearly indicating measurements from western right-of-way line of A1A depicting the correct measurement points. Provide a beach shadow study on separate sheet(s) for the project indicating the time of the year for study results at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22) and Spring Equinox (March 21).
30. Pursuant Section 47-23.6, Beach Shadow Restrictions, properties that front the western right-of-way line of A-1-A between Seabreeze Boulevard and NE 18th Street that contain structures in excess of 35 feet in height shall provide a setback of at least one foot per one foot of height beginning the measurement at the ground level. Provide cross section depicting compliance with this requirement.
31. Pursuant to Section 47-25.3.A.3, 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 and spot elevations of equipment;
 - b. Provide detail drawing(s) of roof area and screening;
 - c. Ensure the screening material is part of the building volume; and
 - d. Clarify the difference between the roof plan level versus level 18.
32. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed, and provide notes on the site plan and building elevations regarding compliance with Section 6-49.
33. According to the survey, there are overhead power lines located along Poinsettia Street and Almond Avenue that should be placed underground and will require coordinate based on the context of the area and proposed site design. Provide information on the coordination to underground and provide drawing details that depict location of such in relation to street trees and buildings. Staff recommends cross section drawings.
34. Provide the following renderings and ensure all existing or proposed structures are shown in all renderings. Ensure that graphics accurately portray the project in scale as well as building material.
- a. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures. Dimension the height, length and width of all structures in order to ascertain the relationship the proposed development will have on the surrounding properties;
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm from A1A, Poinsettia Street, and Almond Avenue; and
 - c. Provide a night-time rendering of the proposed project. Note building illumination must comply with sea turtle regulations.



35. It is recommended the following bicycle-related comments be addressed:
 - a. Provide for bike parking and indicate calculation ratios for this project and include this information in the site data;
 - b. Indicate the location of bike storage for visitors and hotel patrons;
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility; and
 - d. 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.
36. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination, and whether the project is located along a planned bike network.
37. 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>
38. 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.

GENERAL COMMENTS

The following comments are for informational purposes.

39. A follow-up meeting may be required to review project changes necessitated by the DRC comments.
40. 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.
41. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Tuesday, May 31, 2022

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: UDP-S22019
Street: 201 Fort Lauderdale Beach Blvd, Fort Lauderdale, Florida
Legal: Las Olas by the Sea Re-Amen Plat 1-16 Lot 1 Less Street, 2, 12, N 100 Blk 3

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced proposal in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

Parcel & Background

The subject property consists of \pm .6 acres of developed land at the southwest corner of Poinsettia Street and S. Atlantic Boulevard (A-1-A). The subject property is in the Fort Lauderdale Beach Barrier Island Archaeological Zone; and area identified as having potential for the presence of significant prehistoric and historical archaeological deposits. The subject property is in the Lauder-Del-Mar historic/architectural district (8BD4464) and adjacent the historic Fort Lauderdale Beach Hotel (8BD1724). A review of the FMSF (Florida Master Site File) indicates that no previously recorded archaeological resources located within the subject property however no systematic archaeological survey has been performed within the subject property. The subject property near archaeological sites 8BD1 (Fort Lauderdale Beach) and 8BD101 (House of refuge) and 8BD4405 (Mooney's Cove). Other Barrier Island archaeological sites nearby include site 8BD4403 (Bartlett Estate Canal) and 8BD1102 Bartlett Estate) as well as National Register Site 8BD1099 (Bonnet House).

A review of historic maps and aerials of Broward County shows that the subject property remained relatively undeveloped until the 1940s and aerial imagery shows the subject area under development by 1947. Archaeological surveys on the Beach Barrier Island demonstrated that intact archaeological deposits may be found beneath mid-century development and therefore there is a moderate potential for the occurrence of archaeological deposits within the subject property.

Recommendation

In capacity as the City's archaeological consultant, it is my opinion and recommendation that a professional archaeologist should monitor future ground disturbance activities in conjunction with development of the subject property.

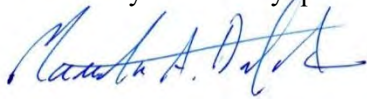
1. Monitoring should be conducted by a preservation professional who meets the Secretary of the Interior professional standards (36 CFR part 61 *as amended*)
2. The "Monitor" should observe earth moving and ground disturbances during demolition and construction phases of development as determined appropriate in coordination with the selected

archaeologist/consultant. The purpose of this phase of work will be to observe and identify any archaeological features or materials of significance that may be encountered during development.

3. The Developer/agent should empower the archaeological monitor to halt ground disturbances as requested in order to identify and assess any archaeological features that may be discovered during demolition/construction ground disturbances.
4. If significant archaeological features are identified, as determined by the archaeological monitor, then development in the vicinity of the discovery should halt until the archeologist has had adequate time to identify, record and manage the discovery. Significant discoveries should be reported to the City Historic Preservation Planner within 24 hours of discovery for coordination as necessary.
5. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
6. Upon completion of monitoring activities the archaeologist shall submit a phase I survey and monitoring report to the City Historic Preservation Planer for review and consideration of additional requirements or recommendations prior to the commencement of new construction activities.

Please contact me if you have any questions regarding these comments.

Regards,



Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

AHC (Archaeological and Historical Conservancy, Inc.)
1995 An Archaeological Survey of Southeast Broward County, Phase 3. Report from AHC, Inc to the Broward County Planning Office. FMSF Report number 4075.

Carr, Robert S. et al.
2011 Archaeological Monitoring of Fort Lauderdale Beach Parking Improvements, Broward County, Florida. AHC Technical Report #957.


BCPA (Broward County Property Appraiser)
2022 <https://bcpa.net>

CAHR (Coastal Archaeology & History Research, Inc)
2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the Broward County Development Management Division. On File CAHR, Inc. California, MD.

FMSF (Florida Master Site File)
2022 FMSFWeb



LEGEND

 Subject Site

UDP-S22019 - Beach Hotel - 201 S Fort Lauderdale Beach Blvd

