



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 14, 2022

**PROPERTY OWNER /
APPLICANT:** P & S Hospitality Corporation

AGENT: Stephen Tilbrook, Esq., Akerman, LLP.

PROJECT NAME: Staybridge Suites

CASE NUMBER: UDP-S22021

REQUEST: Site Plan Level III Review: 124-Room Hotel with
Associated Parking Reduction

LOCATION: 1515 SW 26th Street

ZONING: General Business (B-2)

LAND USE: Commercial

CASE PLANNER: Tyler Laforme



Case Number: UDP-S22021

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Designate transient logging guest rooms in accordance with the 2020 FBC Accessibility 224.
7. Reference the 2020 Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

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RIGHT-OF-WAY / EASEMENT DEDICATION REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Provide 10' x 15' (min.) Utility Easement dedication 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).

CASE COMMENTS:

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City Public Works – Engineering Department in order to meet City adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate). Show locations of building roof drains, and their proposed connections to the on-site drainage system.
 - b. Drainage mitigation shall be required for any impacts within the adjacent City right-of-way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
 - c. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets water quality, and the 10-year/1-day storm event drainage criteria).
 - d. 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.
3. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Building floors shall be at or above the 100-year flood elevations. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations.



4. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utility infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
5. Relocate signage that is proposed within 25-ft Utility Easement along west property boundary. It is suggested that the sign be relocated east of adjacent driveway entrance. Any proposed foundation work or landscaping should be outside of the easement. The proposed parking spaces are allowed with a recorded Temporary Structure Affidavit. Applicant will need permission via "letter of no objection" (see #6) for foundation work.
6. Discuss if existing 25-ft Utility Easement along west property boundary is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the easement, and obtain a 'letter of no objection' for proposed construction within this easement. If private, a 'letter of no objection' from each private utility owner that has an interest in this easement will be required.
7. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth (please refer to applicable ADA standards for the required geometric dimensions of ADA parking spaces). ADA parking spaces serving a particular building shall be located on the shortest safely accessible route at least 44 inches wide that users will not be compelled to walk or wheel behind parked vehicles.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
8. Applicant must obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the right-of-way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
9. Verify and discuss ADA accessibility design for sidewalk improvements along SW 26th Street, especially ground floor access to the new Staybridge Suites Hotel, 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.
10. The applicant shall execute a maintenance agreement with the City attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way will be maintained by the applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.



11. Within adjacent City right-of-way, staging/storage will not be allowed, construction fence gates shall not swing into the 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 DRC and approved by the City Commission, prior to right-of-way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

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



Case Number: UDP-S22021

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: (Sheer A-1.00 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 12011C0558H, effective date 08/18/2014, {FEMA Flood Zone (X500)}, (2014 FIRM) (for Folio 504221120240)

Preliminary Flood Insurance Rate Maps

- (Preliminary 558J) (flood zone AE), (BFE 5 feet NAVD 88) 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-1.1 SITE PLAN DATA SHEET (First Floor Ground Floor) Please show the finish floor elevation (FFE) and provide the flood zone data from the FEMA flood insurance rate maps

Comment 4: Sheets A-2.0, A2.1, A-2.2, A3.0, A3.1, provide first floor elevations in feet (NAVD 88)

(Code of Ordinances, Chapter 14),

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.

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CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply, please investigate saving additional trees and palms by relocation.
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.
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 equivalent replacement and equivalent value and how the mitigation will be provided through proposed trees and palms at grade.
5. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted.
 - A. There are additional large, desirable trees that may be preserved on site by a redesign of the development and or relocation. Please propose an alternative design of the development and or relocation of these trees that they would be saved rather than destroyed.
6. Please see requirements of Section 47-25.3. Neighborhood compatibility in regard to buffer walls, no parking within 12 feet of the property line, and bufferyard planting. For bufferyard planting please see section 47-21.14.A.9. this bufferyard planting is a separate requirement from Net lot and VUA tree requirements.
 - a. Please provide within the Landscape requirements list of the required - provided.
 - b. West side of the site is a storm drainage and utility easement. Please show the limits of the easement on the Landscape plan. Existing trees may remain, yet no newly proposed trees and or palms may be installed within this easement area only shrubs and ground covers.
 - c. Buffer wall to be proposed adjacent to existing trees to be constructed as not to damage those existing trees. Please demonstrate the impact to and how the wall will be constructed without damage to the existing trees.



7. Please see Section 47-21 as to VUA requirements including yet not limited to.
 - a. Tree required for every tree island.
 - b. Shade trees required equally distributed within the interior as well as the perimeter landscape area of the parking lot. Currently there is two shade trees working towards this requirement
 - c. Proposed utilities and or amenities that pose conflict with required installation, please shift the utilities and or amenities for the required install.
 - d. Shade trees require a minimum 15 feet from a light pole of 10 feet in height or taller. Please show radii of the measurement at light pole.
 - e. Please show that the minimum average of 10 feet VUA landscape buffer along the street property line is being provided.
 - f. Please indicate on Landscape plans the required VUA continuous buffer hedge to adjoining properties.
8. There appears to be overhead power lines along the north side of the site. Please propose trees in conjunction with FPL right tree right place.
9. As to the on-street parking along SW 26th Street, as discussed by city staff these parking stalls are not required within this area and don't count towards site code parking requirements.
 - a. The Department preference is that the entire right of way swale be landscape area with street trees proposed on twenty feet centers.
 - b. If on-street parking is to be proposed, the landscape area of a bulb-out with a street tree would be placed on 30 feet centers (landscape bulb-outs terminating at the east and west ends of the site, and adjacent to the ingress egress of the driveways).
 - c. Any required drainage system for the on-street parking is to be designed as to not create a conflict with required streetscape installation.
10. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. When utilities exist, required street trees to be proposed may be small maturing trees.
11. 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.
12. 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.
13. To provide a consistent width of the travel lane of SW 26th Street it appears that the right of way swale should extended to the edge of the travel lane. Please verify with the Engineering and Transportation and Mobility Departments as to the placement of the edge of the right of way.
14. With the shifting of the amenities within the ROW, the sidewalk could be shifted as well to provide additional clearance from the root system of existing tree number 05-QV.



15. Please provide the measured distance from the existing water main to the edge of travel lane and sidewalk. With a re configuration of this area there may be opportunity for additional landscape area and materials for the streetscape. Additional conversation will need to be had as to streetscape possibilities, such as at the west driveway there is the existing water line on the east side and on the west side the easement. Trees and palms may not work within these areas yet tall shrubs with under plantings may. The Department may suggest the use of a tall shrub 4-6 feet height "Hamelia patens" with additional under plantings to help identify the ingress egress of the driveway – providing the Firebush is out of the sight triangle.
16. Please demonstrate the impact to existing tree number 05-QV with the construction of the sidewalk. As to code there can be no damage to the root system of the tree, please show how the sidewalk will be constructed without being a violation of city ordinance of tree abuse.
17. 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.

18. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
 - b. Please demonstrate measured width of landscape area of tree islands and use of approved root development area under paved areas.
19. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. sides of the dumpster enclosure visible from the street are to be landscaped. The south side of the enclosure is visible from the street, please provide shrub landscape materials at the dumpster enclosure.
20. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.



- a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.
21. Every effort shall be made to design around existing, large desirable trees. Parking spaces which are lost because of saved trees and supporting root system pervious area may be counted as spaces installed by the director, up to ten percent (10%) of the required parking count.
- a. It appears that adjacent to tree number 01-QV and 02-QV have proposed parking stalls approximately 3-4 feet from the trunk of the tree. Removal of these two adjacent parking stalls and the area between the other parking stalls would be accounted towards above code wording.
22. Please provide within the plant schedule,
- a. the use of turf grasses(not to exceed 50% of the landscape area).
 - b. Native planting requirements.
23. 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. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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-S22021

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. Containers: must comply with 47-19.4
6. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. 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



Case Number: UDP-S22021

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. A parking study will be required for the parking reduction request as per the site plan. 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.
 - a. Please note that on street parking spaces cannot be applied to the overall number of parking spaces provided.
3. 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.
4. Clarify the purpose of the traffic striping between parking stalls 11 and 12 on sheet A-1.0.
5. 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.
6. 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.
7. 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.
8. Illustrate clear sight triangle for the intersections and driveways.
9. 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.



10. 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.
11. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

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CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The project is subject to a 30-day review period by the City Commission after PZB meeting. The applicant will be required to pay separate application fee 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 (954-828-5633).
- 4) 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 11/12/2022, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes 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.
- 5) 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.

- 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) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-20.3.A.5, Parking Reduction Criteria;
 - b. Section 47-25.2, Adequacy Requirements (need a point by point narrative); and
 - c. Section 47-25.3, Neighborhood Compatibility Requirements.
- 8) In accordance with ULDR Sec. 47-25.3, Neighborhood Compatibility Requirements, provide the following changes to the plans:
 - a. Pursuant to Sec 47-25.3.A.3.d.ii, no parking shall be located within 12 feet of the property line, when such yard is contiguous to residential property;
 - b. Pursuant to Sec 47-25.3.A.3.d.iv, provide a minimum 5' high buffer wall along the west property line where adjacent to residentially zoned and used properties;
 - c. Pursuant to Sec 47-25.3.A.3.c.i, provide the neighborhood compatibility setback line on the elevations to ensure compliance.
 - d. Pursuant to Sec 47-25.3.A.3.b.i, Provide additional architectural features and articulation to the building elevations. See below for images and examples of how building mass can be articulated with greater emphasis on rear transition to the surrounding lower scale development; e.g. roofline changes, building stepdown, and highly visible recession points, also shown in 9.c.



- 9) Provide the following changes on building elevations:
 - a. Enlarge the copper design element along the east and south façade corner to the ground to enhance the pedestrian realm at the ground level. There is also potential to pop out the element as opposed to recessing it, and to use an alternative material than stucco at the ground level.
 - b. Enhance the roofline to create a better design appeal through articulation of the rooftop elements and material use.
 - c. Dark colors used in the design of the building are not very resilient to the South Florida sun. Staff recommends lighter colors for the building with minimal accents of darker colors.



- 10) Provide additional information on the mechanical equipment and screening for the hotel rooms.
- 11) 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 materialsPlease note any proposed signs will require a separate permit application.
- 12) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
- 13) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>

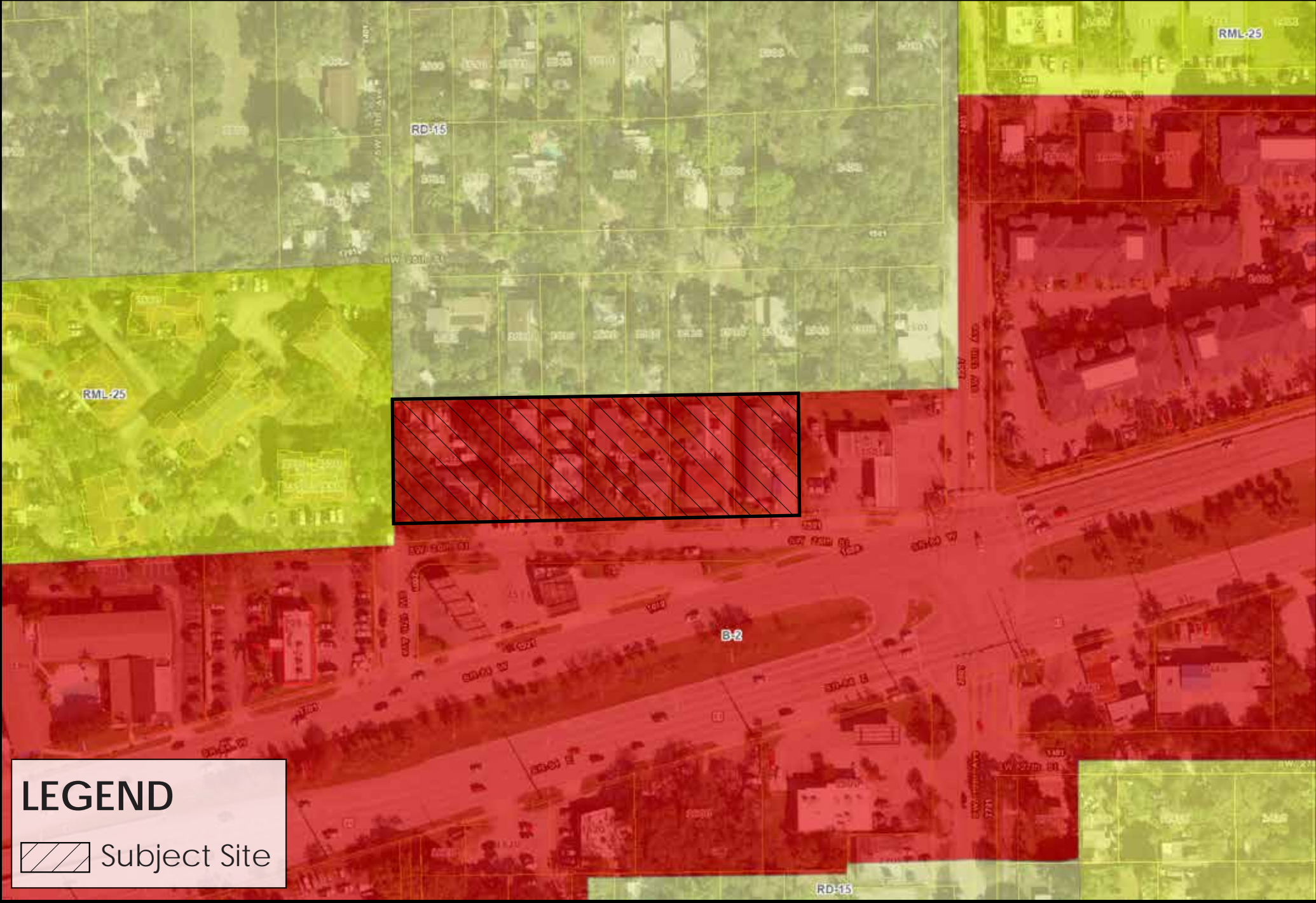


- 14) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS:

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

- 15) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 16) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 17) Additional comments may be forthcoming at the DRC meeting.
- 18) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.



LEGEND

 Subject Site

UDP-S22021 - Staybridge Suites - 1611 SW 26 Street

