



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 14, 2022

**PROPERTY OWNER /
APPLICANT:** One on One Harbor Beach, Inc.

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: One on One Harbor Beach

CASE NUMBER: UDP-S22022

REQUEST: Site Plan Level III Review: Conditional Use for Increased Building Height Exceeding 120 Feet east of the Intercoastal Waterway, Waterway Use, and Yard Modification for 17 Multifamily Residential Units

LOCATION: 3043 Harbor Drive

ZONING: Residential Multifamily High Rise/High Density (RMH-60)

LAND USE: Residential High

CASE PLANNER: Adam Schnell



Case Number: UDP-S22022

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the 2020 FBC.
2. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
3. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
4. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
5. Update the building code references to the current 2020 Florida Building Code-Seventh Edition [F.B.C.101.2]
6. Interior exit stairways #1 shall terminate at point where an exterior exit door is readily visible and identifiable per section 1028.1.1.1 of the 2020 FBC.
7. Show that the openings in the exterior walls adjacent to the north and south property lines meet the requirements of Table 705.8 of the 2020 FBC.
8. Verify required number of exits for the amenity level based on travel distance, occupancy load, and use FBC 1006

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: UDP-S22022

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>
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 right-of-way swale or opening along the proposed "D" curb to allow water to sheet flow into landscaping/swale area.
4. Provide typical roadway cross-sections for the proposed development side at driveway access points, and at landscape swale area.
5. Sheet A3.03: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
6. Provide storm runoff calculations to demonstrate proposed design satisfied minimum stormwater design criteria.
7. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities 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.



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

ADVISORY COMMENTS

9. 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.
10. Within adjacent City Right-of-Way, staging/storage will not be allowed.
11. 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.
12. 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>



Case Number: UDP-S22022

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/street side. 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-S22022

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 12011C0576H, effective date 08/18/2014, {FEMA Flood Zone (X500 & AE)}, (BFE 5' NAVD 88), (2014 FIRM) (for Folio 504212240040)

Preliminary Flood Insurance Rate Maps

- (Preliminary 576J) (flood zone AE), (BFE 6 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 3.00, (Floor Plan Level 01) Please provide the following information:)

- A) Finish Floor Elevation (FFE) using the NAVD 88 Datum)
- B) Provide the finish floor elevation for each enclosed room
- C) Provide the elevator details and the elevation of the elevator pit

Comment 4: Sheet A4,01 (NORTH ELEVATION) provide finish floor elevation of Level 1 in feet using NAVD 88

- A) SHEET A4.02 (EAST ELEVATION), SHEET A4.03 PROVIDE FFE FOR LEVEL 1
- B) SHEET A4.04 PROVIDE FFE FOR LEVEL 1
- C) SHEET A 4.05 PROVIDE FFE SOUTH ELEVATION LEVEL 1
- D) SHEET A4.06 PROVIDE FFE FOR West Elevation LEVEL 1
- E) Sheet A5.00 North – South Setback provide the Finish Floor Elevation (FFE) for Level in feet NAVD 88

Comment 5: Sheet C-02 shows proposed residential building (FFE) at 7 ft. 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.



Case Number: UDP-S22021

CASE COMMENTS:

Please provide a response to the following.

1. Existing tree disposition chart,
 - a. Please identify trees of numbers 2 and 3 with their mitigation and or relocation.
 - b. Please provide mitigation for number 36 Royal palm proposed to be removed.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
This is a link to the city web page to help in the mitigation requirements for the Royal palm.
 - c. While providing the equivalent replacement, please also provide equivalent value for those to be removed. Only trees and palms at grade count towards replacement.
2. Proposed development with overlay sheet A1.01 is demonstrating measured landscape areas at grade with total calculations of 3,764 square feet. Code section 47-21.13.B.3. "A minimum of thirty-five percent (35%) of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent (20%) VUA landscaping may be used toward fulfilling the gross thirty-five percent (35%) minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum but need not be planted nor maintained by an irrigation system."
35 percent of 16,500 gross area is 5,775 square feet that is required to be in landscape at grade.
3. Section 47-21.12.A.2.a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement.
 - a. Please provide a measurement demonstrating that the 10 feet landscape buffer is being provided from the street property line to the edge of the site's VUA.
4. Please provide the continuous buffer hedge to the property line at the southeast area of the site.
5. Please identify existing and proposed utilities on Landscape plan. Proposed utilities in locations creating conflict with trees and or palms, utilities will be required to be shifted to accommodate trees and or palms.
6. 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.
7. Please verify if sidewalk required for the site, street tree locations may be impacted by a required sidewalk and need to be shifted with the need of a root development product for under paved areas. As there are an existing water main and overhead lines the street tree species is to be a small maturing tree species totaling one per 20 feet of frontage. Proposed plan shows three trees and one palm, please provide an additional tree for the street tree requirement such as the southeast area of the site.
8. 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.

9. 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.

10. 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-S22022

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. 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.
8. Containers: must comply with 47-19.4
9. Indicate how trash and recycling collection will take place at the site.
10. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
11. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S22022

CASE COMMENTS:

Please provide written response to the following review comments:

1. 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.
2. 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.
 - a. Please clarify if the location designated as Drop Off is also being utilized as a loading zone.
3. 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.
4. 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.
5. Illustrate clear sight triangle for the intersections and driveways.
6. 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.
7. 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.
8. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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

Case Number: UDP-S22022

CASE COMMENTS:

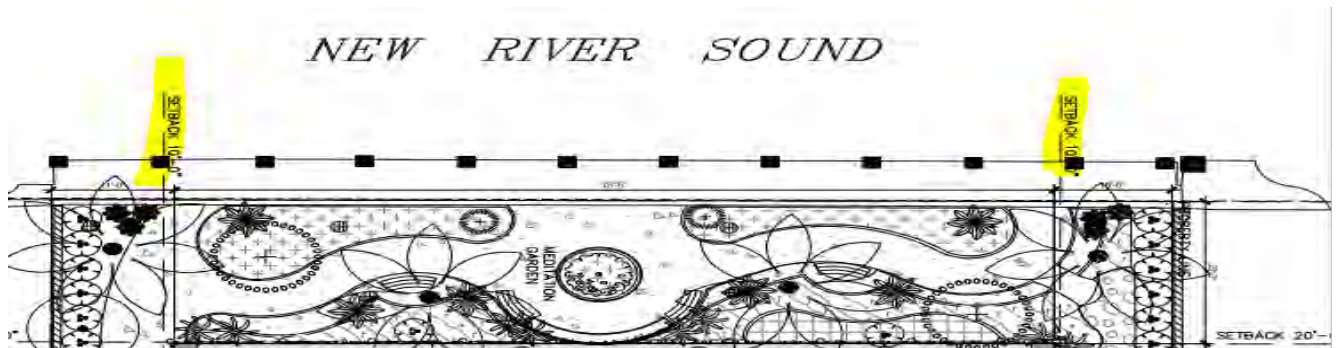
Please provide a response to the following:

- 1) The site is designated High 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.
- 2) 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
- 3) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) 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.
- 5) In regard to physical, communication, and radar obstructions, the 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 Signoff, unless otherwise deemed unnecessary by the City Airport Manager or designee.
- 6) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.

- 7) 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.

Following review of the land use and development history of the property, it has been determined that there is low potential for archaeological deposits to be within the subject property and no additional archaeological requirements are recommended in coordination with the development of the subject property at this time. In the event archaeological features or human remains are observed or encountered, please contact Trisha Logan within 24 hours. For more information, please see attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954-828-7101.

- 8) Provide the following changes on the site plans:
 a. Explain the 10'-0" Measurements on the west frontage along the intercoastal.



- b. Explain whether a new dock will be incorporated into the new site design. If a new dock is being proposed, pursuant to ULDR Section 47-19.3, Boat slips, docks, boat davits, and similar mooring structures need to be indicated on the plans with the dimensional and percentage requirements. In addition, proposed boat docks require sign-off from Andrew Cuba, Supervisor of Marine Facilities and an approval from the Broward County Environmental Protection Department prior to Planning and Zoning Board submittal.
- c. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:
1. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 2. Provide screening product material including images or pictures of actual application of such; and,
 3. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- d. Extend the rooftop photometric plans to the property lines on Sheet- LP1.01.

- e. The ground level of the building frames the public realm and assists in creating an animated built environment. Reconfigure the front drive isle, removing one drive lane to accommodate additional green space and include the 5' sidewalk, per comment 8.f., herein. Modifying the drive isle will also help to satisfy landscape requirements.
 - f. Per Section 47-25.3.A.3.b and 47-25.3.A.3.e, Neighborhood compatibility requirements, "Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts." To meet the requirements of the sections, the following modifications are required:
 - 1. Inclusion of a 5' sidewalk along Harbor Drive. The context of the area supports a high volume of pedestrian movement. A nearby example is the recently approved Bahia Cabana Apartment Building, located at 3018 Harbor Drive, two parcels to the east of the subject property.
- 9) Provide the following changes on elevations:
- a. The spindle/louvered system seems extremely transparent and will not adequately screen the garage. The property abuts residential uses to the north and south, the intercoastal waterway to the west, and a public right-of-way to the east. The west façade is located on one of the cities most heavily traveled waterways – located at entrance of the New River and Lake Sylvia and is at a highly visible location along the intercostal. Based on the location of the site and the highly transparent design, the parking garage screening needs to be redesigned to meet the context of the neighborhood. The alternative design shall provide a heightened sense of place, using high quality materials and architectural design elements that incorporate building articulation and recession to break up the podiums massing and the inclusion of architectural elements, such as banding, cornice, decorative grating, and faux windows, etc. Screening examples can be found below:

Example 1:





Example 2:



Example 3:





- b. The rooftop is an important focal point that will be highly visible for miles, based on the height of the building. Provide the following information to better understand the rooftop screening:
 1. Provide additional enlarged elevations of the rooftop screening,
 2. Identify the location of the equipment on the building elevations by outlining the equipment with dashed lines.
 3. Provide a material legend.
 4. Explain why the rooftop screening is 20' high.
 - c. Provide a cross-street section along Harbor Drive.
 - d. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
- 10) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENT

- 11) Please note any proposed signs will require a separate permit application.
- 12) 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.
- 13) 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 November 10, 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.
- 14) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, June 06, 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: UDPS-22022
Street: 3043 Harbor Drive, Fort Lauderdale, Florida
Legal: Ocean Harbor 26-39B Lot 6

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 .4 acres of developed land west of Seabreeze Blvd (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. There are no previously recorded archaeological resources located within the subject property however a review of the Florida Master Site File (FMSF) indicates that no systematic archaeological survey has been performed within the subject property. The subject property is located near archaeological sites 8BD101 House of Refuge / Fort Lauderdale #3 (FMSF).

A review of historic maps and aerials of Broward County shows that the subject property is located on largely reclaimed / filled land developed during the 1940s – 1950s. Portions of the subject area are likely comprised of redeposits sediments associated with the early 1930s dredging of the intra-coastal waterway in in area of the subject property.

Recommendation

In capacity as the City's archaeological consultant, it is my opinion that there is a low potential for the occurrence of archaeological deposits within the subject property and no additional archaeological requirements are recommended in coordination with the development of the subject property at this time.

1. In the event that archaeological features are observed within the subject property during development, then development in the vicinity of the discovery should halt and the discovery reported to the City Historic Preservation Planner within 24 hours of discovery to coordinate the find as appropriate and determine what, if any, additional measures should be taken.
2. 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.

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


RS 4.4

SBMHA



P

LEGEND

 Subject Site

RMH-25

RMH-60

UDP-S22022 - One on One Harbor Dr - 3043 Harbor Dr.

