



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** July 12, 2022

**PROPERTY OWNER /  
APPLICANT:** 745 North Andrews Ave. LLC.

**AGENT:** Andrew Schein, Esq., Lochrie & Chakas, P.A.

**PROJECT NAME:** 745 N. Andrews

**CASE NUMBER:** UDP-S22027

**REQUEST:** Site Plan Level II Review: 220 Multifamily Residential Units and 5,783 Square-Foot of Commercial Use in the Northwest Regional Activity Center

**LOCATION:** 745 N. Andrews Avenue

**ZONING:** Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe)

**LAND USE:** Northwest Regional Activity Center

**CASE PLANNER:** Karlanne Grant



Case Number: UDP-S22027

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the 2020 FBC.
2. Provide building construction type designation per Chapter 6 of the 2020 FBC.
3. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
5. Designate Fair Housing Provisions per FBC Accessibility volume.
6. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006
7. Dimension accessibility requirements to site per FBC Accessibility Code.
8. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2020 FBC.
9. 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](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 31<sup>st</sup>, 2020 the 7<sup>th</sup> 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](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-S22027

**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 9' Right-of-Way dedication or permanent Right-of-Way Easement along west side of N Andrews Avenue (coordinate with BCHCED and provide documentation), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- b. Provide 5' permanent Right-of-Way Easement or dedication along south side of NE 8th Street and East side of NW 1st Ave, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans. Sheet X3 shall include the additional 5' right of way dedication.
- c. Provide permanent Sidewalk Easement as appropriate along west side of N Andrews Avenue to accommodate the required 10' portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along south side of NW 8th Street and East side of NW 1st Ave, to accommodate the required 7.5' portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works - Engineering Department in order to meet the City's 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/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. The 4" meter that appears to be above ground needs the easement centered on it. Based on the current configuration the meter location needs to be revised. We need space behind the meter to install and maintain it.
4. The fire hydrant requires a utility easement based on the current location. No other utilities to be within this easement (storm from onsite drainage).



5. Do not place any obstructions within the utility easement such as trees, etc.
6. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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 six months 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.).
7. The corresponding Utility Easement Vacation application (UDP-EV22006) shall be approved by City Commission prior to Final DRC Sign-off.
8. Please include all applicable symbols used on the Paving, Grading and Drainage plans in the provided legend.
9. Please ensure proposed bicycle racks are located outside of the visibility sight triangles per ULDR Section 47-2.2.Q.
10. 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.
11. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
12. 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.
13. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
14. 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), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Please dimension sight triangles at intersections and driveway entrance. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.



15. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
16. Proposed exterior building doors shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas.
17. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access.
18. Sheet A301 and A 302 (Building Elevations): Shows sidewalk building foundation encroaching into the proposed sidewalk easement. Proposed building balconies, roof overhangs, and other encroachments shall be incorporated with the proper language within those Easement dedication agreements, provided that 14' (min.) vertical clearance is provided at ground level above public access sidewalks along NW 8<sup>th</sup> Street and NW 1<sup>st</sup> Avenue. Otherwise, any permanent encroachment into the City's Right-of-Way (including Alley encroachments), including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed to coordinate the proper requirements and conditions. Any permanent encroachment into other jurisdictional (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies.
19. Provide and label typical roadway cross-sections for the proposed development side of N Andrews Ave, NW 8<sup>th</sup> St and NW 1<sup>st</sup> Ave: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries
20. Depict existing sidewalk adjacent to the development along NW 8<sup>th</sup> Street and N Andrews Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk and ramps across from the proposed development.
21. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site or block sidewalk access; design configuration shall be such that there shall be no backing into the street permitted.  
  
Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
22. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
23. Per plan, Type I Level loading zone is proposed, please demonstrate compliance with section 47-20.6.A by providing turning geometry plan to accommodate a standard single unit truck (AASHTO "SU" Design Vehicle).





24. Sheet A104: 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.
25. 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.
26. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
27. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
28. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
  - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.
  - b. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
29. Show and label all existing and proposed utilities (utility type, material, and size) on civil and landscaping plans for potential conflicts. 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, and County 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 and County's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
30. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
31. Generator exhaust shall not impact the pedestrian clear path along NW 8<sup>th</sup> Street or NW 1<sup>st</sup> Ave.



32. The proposed pedestrian lighting along City Right-of-Way, requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
33. Prior to issuance of final Certificate Occupancy, applicant shall coordinate Maintenance Agreement with the City (for property frontage along NW 8<sup>th</sup> Street and NW 1<sup>st</sup> Ave inclusive of corner chords and right of way easements). Proposed special improvements for this project within adjacent right-of-way to be maintained in perpetuity by property owner include: paver driveway and landscaping including structural soil and irrigation.

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

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



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**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:**

- A) (Sheets A302, A303, A304, A310, A311, A312, A313, A314) Update Elevation Drawings to provide elevations of Ground Floor (first floor) in feet using the NAVD 88 DATUM. (Currently plans are showing 0'0"). Per FBC 7<sup>th</sup> edition) and (Flood Ordinance Ch 14).
- B) (Sheet A101) Please provide the finish floor elevations (FFE) for all enclosed rooms on ground floor levels showing that it meets 7' NAVD for (FFE) floor elevation.

FBC 7<sup>th</sup> edition link:

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf)

City of Fort Lauderdale flood Ordinance link:

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeld=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA)

**Comment 2:** ((Sheet C0 1) Shows flood information

Per City of Fort Lauderdale Flood Ordinance Ch.14) and (FBC 7<sup>th</sup> edition), [Section 107: (A 107.2.6) & (A 107.2.6.1)]

Provide flood zone information and flood zone delineation on a (Site Plan) with the following details:

- Delineations of flood hazard areas
- 2014 Flood Insurance Rate Map (FIRM) shows a BFE 6' (flood zone "AH"), (panel 369H)
- Plans show a FFE of 7' NAVD on site plan

The preliminary flood maps show a (BFE 6' NAVD 88 (panel 369j): Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 6' + 1' freeboard = 7 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective. <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/>

**Comment 3**

Provide Foundation plans showing the type of foundation that is being proposed? Please provide plans on the architectural drawing set. Drawings shall show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum) per (FBC 7<sup>th</sup> edition).

**Comment 4**

City of Fort Lauderdale Flood Ordinance (Chapter 14-6 (a),4) Site plans and construction documents, please 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.

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeld=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA)

**Comment 5**

City of Fort Lauderdale Flood Ordinance (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. 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. Please illustrate underground utilities with measured horizontal clearances to trees on Landscape plan.
2. 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.  
A noticeable conflict is on NW 8<sup>th</sup> Street a proposed underground utility is proposed in a location where a tree is required adjacent to the on-street parking stall.
3. The city looks to have sidewalks clear of impediments for a clear pathway. The undulation of the sidewalk along NW 1<sup>st</sup> AVE has created what appears to be an undersized planting pit for the Sliver Buttonwood trees adjacent to the parking stalls. The minimum planting pit width may be of 5 by 5 feet with the use of an approved product for root development under pavement areas. Please show measured dimension of planting pit.
4. Trees that encroach the public realm of the sidewalk require a minimum canopy height clearance of 7 feet. Please provide trees with a 60 percent canopy to 40% trunk ratio preferred, minimum 50% to 50%.
5. Please shift the corner palms at NW 8<sup>th</sup> Street and Andrews AVE closer to the corner, as the corner palms are proposed at NW 1<sup>st</sup> AVE and 8<sup>th</sup> Street. Minimum horizontal clearance between the palm and light fixture is 7.5 feet.
6. Please provide the Live Oak street trees along Andrews AVE on 30 feet centers.
7. Please provide an approved product for root development under paved areas for the shade tree street trees along Andrews AVE.
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. 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.



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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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid waste collection shall be from a private loading area.
7. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
8. Confirm where the collection will take place within the site.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Show containers on site plan. Trash room must accommodate trash and recycle containers.
11. 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.
12. Containers: must comply with 47-19.4
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [dwilson@fortlauderdale.gov](mailto: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



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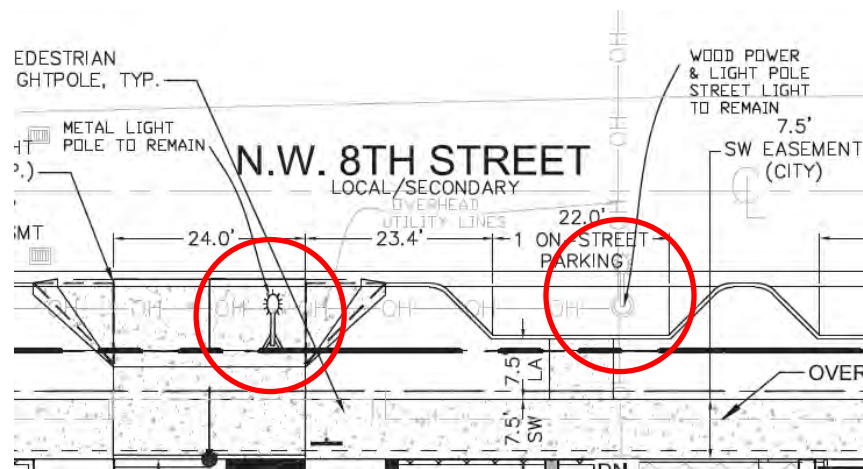
**CASE COMMENTS:**

1. Coordinate with TAM staff to schedule 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. 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.
3. The commercial square footage in the loading/stacking data table provided is different than the square footage shown on the site plan drawing. Please revise either the table or site plan accordingly.
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. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
  - a. Site Plan should show what percent of a parking reduction is being requested.
  - b. Residential uses outside a regional activity center (RAC) cannot be a part of the shared parking analysis and cannot reduce its parking requirement.
  - c. A parking reduction order will need to be recorded.
6. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
7. Per ADA guidelines, an accessible route must always be provided from the ADA parking to the accessible entrance. Relocate ADA accessible spaces located on the west side of the 2<sup>nd</sup>-5<sup>th</sup> floor of garage to create easier accessibility to elevators.
8. Illustrate clear sight triangle for the intersections and driveways. Sight triangles need to be in compliance with requirements per ULDR Sections 47-2.2.Q & 47-35.
9. Coordinate with Broward County for proper design of their existing bus stop location.
10. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
11. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
12. Pursuant to Section 47-20.6, Loading zones shall be located on a parcel in a place which insures convenient and safe entry and exit for the users of the loading zone, and the convenience and



safety of pedestrians and motorists using the parcel. Relocate loading zone to provide more convenient access and eliminate the conflict between the stacking area and the loading zone location.

13. 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.
14. Ensure sidewalk is a minimum of 7 feet wide on **NW 1st Avenue & NW 8th Street**. 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. Ensure sidewalk is a minimum of 10 feet wide on **Andrews Avenue**. 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.
16. Revise the on-street parking adjacent to the driveway and the garage driveway which are currently obstructed by light poles that are labeled “to remain”. On-street parking should be removed at this location and the driveway revised. Please see below for reference.



17. 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. Pursuant to Section 47-20.2, the NWRAC-MU requires 1 bicycle parking for every 10 dwelling units for residential units and 1 bicycle parking for every 20 spaces provided for non-residential parking.
18. 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-S22027

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations of provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm/>) Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Northwest Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Be advised that development applications requesting residential units in the Northwest RAC are subject to unit availability at the time of site plan approval on a first come, first served basis. Staff will advise the applicant in the status of these units during the DRC approval process.
4. An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level I approval pursuant to Section 47-24.2. Discuss the parking reduction methodology and process with Transportation and Mobility representative. Please note that there is an associated fee for the parking reduction review that will be billed when complete.
5. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48 hours' notice prior to a 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 (954-828-6162).
6. The project is subject to Broward County Public Schools Concurrency review, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
7. Provide the 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.
8. 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](#).

9. 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.
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 on the development site 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 placing art at the northwest and northeast portions of the site.
11. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before 10/18/2022 or within 180 of completeness determination, on or before 12/17/2022 if the City Commission request to review the application 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.
12. There is an associated application, DRC Case No. UDP-EV22006, requesting to vacate a 15-foot-wide utility easement that runs north-south bifurcating the site. The site plan set lacks sufficient information on how the overhead utility lines will connect to the existing lines, nor does it contain information on how the lines will be relocated. More detailed information is needed
13. Provide the following changes on the site plan:
  - a. Update the Site Plan information table to correctly indicate the land use and zoning designations. Remove references to the proposed land use and zoning designations.
  - b. Updating the parking data to include on-street parking to count towards the parking requirement pursuant to ULDR Section 47-20.3.F, Reductions and Exemptions.
  - c. Update parking data to include the compact parking data .
  - d. Update the data table to provide the required bicycle parking of 1 per 10 residential units and 1 per 20 parking spaces for nonresidential use pursuant to ULDR Section 47-20.2 Table 1, Parking and Loading Zone Requirements, Northwest regional Activity Center – NWRAC-MU Districts.
  - e. Review and update the calculation for the commercial space parking requirement.
  - f. The solar panel lights along NW 8<sup>th</sup> Street were installed by the Community Redevelopment Agency as part of a beautification project. There is a light pole located in the middle of the egress of the parking garage entrance. Contact Cory Ritchie at 954-828-5793 or [critchie@fortlauderdale.gov](mailto:critchie@fortlauderdale.gov) to coordinate removal or relocation of the light pole(s).



- g. Provide a description of the paved area on the southern portion of the site between Unit A10 and the Bike Storage location.
  - h. Consider relocating the back of office/utilities and trash room to the south next to the proposed Bike Storage and Maintenance room. Provide information on the FPL transformer vault for adequacy. In addition, the generator is required to be located at minimum 30 feet from property lines pursuant to Florida Building Code 501.3.1, Location of Exhaust Outlets. Relocate the generator to meet the requirement accordingly.
  - i. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
  - j. Label tower stepback for side yard (south).
  - k. Provide width and dimensions for the ramp in the parking garage.
  - l. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - m. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling.
  - n. Provide truck movement plan or indicate turning movements on the site plan for interior access and movement.
14. Provide the following changes on the elevation sheet(s)
- a. Update the dimensions on the Elevation sheets. The calculation of the elevation at the ground floor appears erroneous. Ensure that all ground dimensions are correct and measured.
  - b. Show tower stepback horizontal line on elevation sheets.
  - c. Clarify the location of the building and sidewalk easements as shown on the building elevations.
  - d. Provide details regarding the scoring lines include the depth and width of the scoring.
15. Provide a cross section for the pool and amenity area in relation to the mechanical equipment areas and the tower.
16. Consider alternative design options for the artificial green wall.
17. Provide pedestrian perspectives along all right-of-ways.
18. Provide documentation from Broward County regarding the dedication for right-of-way along Andrews Avenue as well as any proposed landscape within the right-of-way. Email communication is sufficient.
19. The project does not meet certain Northwest Master Plan design intents as outlined in ULDR, Section 47-13.29 and Section 47-13.31, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

#### Principles of Building Design Standards

- a. B-8, building exceeds the maximum streetwall length of 150-feet and project must provide a variation in the physical design and articulation of the streetwall. The west and north elevations need to address this requirement. Ensure that the treatment and articulation along elevations provide an attractive and pedestrian-friendly walking environment activity along its length.
- b. B-9d, required first floor height is minimum 15 feet.



- c. B-12, orient the tower towards Andrews Avenue.
- d. B-13, contribute to the skyline composition through architecturally expressive tops that can be viewed from various locations. Explore additional architectural features such as angled roofline, curved element, or other design solutions.
- e. B-15, expand the use of high-quality material, especially to accentuate the corners.
- f. B-16, provide double-story height at the corners for better pedestrian visual interest.
- g. B-17, provide creative façade composition with layering of architectural elements that are provided throughout the building with an original design having a strong identity and high-quality expression of the architectural style.

Refer to the attached DRT at the end of this Comment Report for more information.



20. Pursuant to ULDR Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly.

21. Additional detail drawings are needed and at a minimum should include the following: street cross sections, close-up detail elevations for the lower levels, specifically in areas where there is a grade





- change with stairs and ramps, building corners, screening materials, railing, etc. Provide images of the products in real life applications and specifications.
22. Update the renderings to match the elevation plans. For example, the rendering depicts a light feature on the column along Andrews Avenue by the public plaza. Also, rendering sheet A323, shows a door on the north elevation for corner of NW 8<sup>th</sup> Street and NW 1<sup>st</sup> Avenue, however, that is not reflected on the site plan.
  23. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses 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 drawings(s) with spot elevations of the parapet wall and roof level as well as top of mechanical equipment to verify adequate screening of roof mounted equipment.
    - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
    - c. Ensure the screening material is made of durable material.
    - d. Provide screening product material including images or pictures of actual application of such.
    - e. Consider using trellis or other additional features to screen the mechanical equipment located on the lower podium from tower views.
  24. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, 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 Development Review Committee:

25. 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 Karlanne Grant (Email: [kgrant@fortlauderdale.gov](mailto:kgrant@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
26. Additional comments may be forthcoming at the DRC meeting.



# LEGEND

 Subject Site

## UDP-S22027 - 745 N. Andrews

