



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 25, 2022

**PROPERTY OWNER /
APPLICANT:** 416 NE 1st Assembledge, LLC.

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

PROJECT NAME: Muse Tower (416 NE 1st Residences)

CASE NUMBER: UDP-S22052

REQUEST: Site Plan Level II Review: 112 Multi-Family Residential Units and 854 Square-Foot of Commercial Use in Downtown Regional Activity Center

LOCATION: 416 NE 1st Avenue

ZONING: Regional Activity Center – Urban Village (RAC-UV)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Michael Ferrera



Case Number: UDP-S22052

CASE COMMENTS:

Please provide a response to the following:

1. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
2. Show that the separation distance between exit access stairways at level four meet the requirements of section 1007 of the FBC.
3. Show that the openings in the exterior walls on the East Elevations meet the requirements of Table 705.8 of the 2020 FBC.
4. Provide access to the exit stairways from third floor mezzanine level in accordance with Table 1006.3.2 of the 2020 FBC.
5. Show that the mezzanine levels comply with section 505 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. FBC 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://library.municode.com/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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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

- a. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. 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. Water and sewer
 - a. Provide a minimum of 10' x 15' utility easement over the proposed 6" meter That extends to R/W line. Ensure the Easement is free from any above ground obstructions.
 - b. The 8" sewer extension will require a MH prior to entering public R/W within a 10' x 15' easement that extends to the R/W Line.
 - c. The 8" connection to the 10" gravity sewer requires a Manhole.
 - d. The 8" sewer conflicts with an existing Light pole.
 - e. Bring the 6" Water connection straight into the property. Do not have a run of pipe running parallel to the property line under the sidewalk.
4. 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 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.).



5. Ensure sufficient height clearance is provided within garage for truck access.
6. Improve portion of existing unimproved 15' Alley (fronting proposed development) with paving and drainage (per Public Works standards) to mitigate projected increase in vehicular traffic within Alley from proposed development.
7. Parking facility entries and exits must be from or to an improved right-of-way a minimum of 20' width or an improved right-of-way designated by the city as one-way, per ULDR Section 47-20.5.B.2. Provide signage as appropriate for 1-way (southbound) Alley vehicular access, along east property boundary.
8. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/plans accordingly.
9. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements.
10. 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.
11. 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).
12. Exfiltration Trenches:
 - a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
13. 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.
14. 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 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. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

15. 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.
16. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

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:

1. 2014 Existing Map AH-5/ 0.2 X.
Stormwater Calculation states "FEMA (BFE) flood zone is X..". Parcel lies within two flood zones AH-5 being the more severe of the two. Verify this information does not affect your calculations.
2. Ground floor finished floor elevation proposed at 7.0 ft NAVD is acceptable. Minimum 6 ft NAVD is required.

GENERAL COMMENTS

The following comments are for informational purposes.

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



Case Number: UDP-S22052

CASE COMMENTS:

Please provide a response to the following.

1. Please meet the design requirements of the Downtown Master Plan.
 - a. Shade tree street trees to be proposed on 30 feet centers. Trees within the landscape strip between the travel area and sidewalk may be closer than 30 feet to the shade tree within the bulb-out landscape area.
 - b. Planting pit area to be a minimum 5 by 5 feet for those between the parking stalls and sidewalk.
 - c. Area of the planting pit not to be included in the measurement of the clear path of the sidewalk.
2. 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. Please provide the trees within the bulb-out landscape area with this off-set.
3. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Please 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. If an off-site drainage system is required for the project, please design as not to create a conflict with the required streetscape.
4. 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 plan that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. Proposed underground utilities creating conflict with locations of required trees. Proposed fire hydrant, water lines, and sewer lines need to be shifted to accommodate shade tree street trees and the product for root development under paved areas.
5. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
 - a. When providing the new light poles as necessary, please provide the measured distance of the 15 feet radii at the light fixture.
6. Please provide tree and palm mitigation in equivalent replacement and equivalent value and how the mitigation is being provided. <https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to the city web page to assist in providing the mitigation.
7. 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.
8. North side of the driveway in the right of way appears to be missing landscape materials, please verify.
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 do not submit for tree removal at this time of DRC submittal.
2. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Residential and retail unit's entry and exterior doors should be solid, impact-resistant or metal.
2. Residential units' entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or viewport for security.
3. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
4. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on-site. The system should cover all entry-exit points, parking garage, common areas, mailroom, storage areas, bike parking and any sensitive area of the site.
5. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. All elevator lobbies and / or elevators should be access controlled.
7. Easily identifiable emergency communication devices should be available at the pool areas.
8. There should be childproof safety features to prevent unsupervised children access to the pool.
9. Lighting and landscaping should follow C.P.T.E.D. guidelines.

GENERAL COMMENTS

None



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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 per the City's residential routing schedule.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Solid waste collection shall be from a private loading area.
8. Confirm where the collection will take place within the site.
9. 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).
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. 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.
13. Containers: must comply with 47-19.4
14. 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



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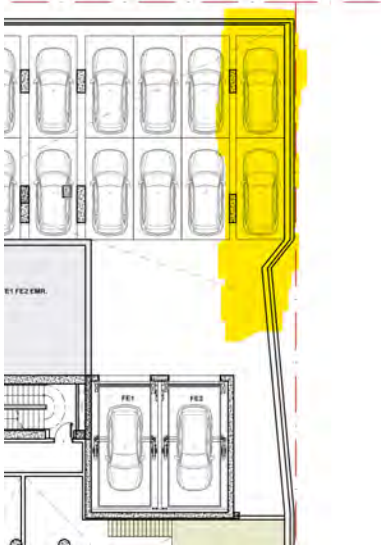
CASE COMMENTS:

1. Please include the trip generation sheets from the ITE trip generation manual 11th edition with the trip generation statement.
2. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact assessment.
3. Provide detail on proposed Auto Elevator system in parking garage, a queueing analysis based on this operation will be required as part of the Traffic Impact assessment.
4. 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.
5. 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. Properly dimension the parking stall dimensions on the plan sets.
6. Handicap parking stalls are not identified in the plan sets. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope.
7. 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 each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), 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.
9. All internal circulation and queueing 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.
10. Sheets A102.00, A102M.00, A103.00 show squares and rectangles possibly columns going through parking stalls. Please clarify if these shapes are columns, and if they are they need to be removed



from the parking stalls or additional parking will be needed elsewhere to meet the parking requirement.

11. Sheet A102M.00 shows a jog in the building in the top southeast side of the building and looks like the vehicles will not be able to access the parking stalls. Please clarify how vehicles will access the parking stalls or make the necessary changes to meet city code drive aisle requirements. See image below.



12. The site plan only shows four vehicular reservoir spaces (VRS) drawn correctly, the two VRS's by the water utility room do not meet the city code VRS requirements.
13. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or more are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS 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.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using, or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the **front of the service position** to the rear of the VRS.
14. Provide a minimum of 7 feet wide on **NE 1st Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
15. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.



16. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible 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.
17. The city reserves the right to meter on street parking stalls on the public right of way at any time.
18. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
19. 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.
20. 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. 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 listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The project is subject to either: (1) a 30-day review period by the City Commission, or (2) potentially subject to approval by the City Commission for deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. 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 (954-828-5265).
3. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
4. 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 January 27, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. 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 unless applicant submits a waiver of these timeframes as provided in the completeness email from the City.
5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
6. Please be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from the Downtown RAC unit pool, such units shall be allocated to the project. Staff will advise the applicant on the status of these units during the DRC approval process.
7. The project is subject to the requirements of Downtown RAC Education Mitigation Agreement or Broward County Public School Concurrency, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public-school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.



8. 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:
<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
9. 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.
10. 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.
11. 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.
12. 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.
13. Provide the following changes on the site plan:
 - a. As per the Downtown Master Plan (DMP), towers located on streets with right-of-way less than or equal to 60 feet, shall provide an increased setback from the shoulder of 30 feet.
 - b. Consider incorporating additional landscaping on the northeast portion of the property to avoid unusable, leftover perimeter. Refer to comment B-2 below, under the DMP.
 - c. Consider relocating the utility rooms in the northwest corner of the ground floor. In its place, consider activating this portion with uses that would benefit the residents of the project.
 - d. There appears to be an overhead power line at the south portion of the property. 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.
 - e. Clearly label the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Provide a details sheet for the dumpster enclosure.
 - f. Depict location of lighting poles, benches, and bicycle racks.
14. Provide the following changes to the elevations:
 - a. Provide updated elevations to reflect the street design as required in the DMP street design. More information has been provided under the DMP design intent comments below.
 - b. Identify the proposed Colors on the elevations and identify all proposed materials.
 - c. On sheet A201.00 and A205.00, provide additional details as to the material of the parking podium and how lighting fixtures and glare will be screened from neighboring properties.



- d. On sheet A300.00 and A301.00, provide tower setback dimensions from the face of the building. As shown, the setback is being taken from the balcony.

15. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. Local Streets, NW 1st Avenue, provide street section to clearly reflect the elements in the cross section from the DMP which should include the following: on-street parking, a 5-foot landscape strip and a 7-foot sidewalk.
- b. S-4, Provide adequate bike lanes in a planned network (next to on-street parking: 5 feet; next to travel lane: 4 feet. Provide how this is being met.
- c. S-7, Maximize spacing for street trees: Palms 22 feet; Shade trees 30 feet. Provide dimensions for each.
- d. S-8, Minimum horizontal clearance from building face for trees: Palms 6 feet; shade trees 12 feet. Provide dimensions for each.
- e. S-15, Encourage fixed Rights-of-Way and setbacks for all Downtown streets to eliminate uncoordinated City setback and County easement requirements. Provide cross sections to verify that this is being met.
- f. S-16, Bury all powerlines in the Downtown Area. There are existing overhead powerlines on the south portion of the property. Provide additional information that these lines will be underground.

Principles of Building Design

- g. B-1, Framing the street: building "streetwall" should generally meet setback line. The building does not meet the built-to-line. As provided in the DMP, there shall be 35 feet from centerline to building face. As proposed, the building is approximately 40 feet from centerline. Adjust accordingly.
- h. B-2, Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. Consider relocating or adding more landscaping on the northeast corner.
- i. B-3, Framing the street: minimum and maximum building 'streetwall' heights. There are several mezzanine levels at the podium. Provide a mezzanine diagram depicting the percentage of habitable vs. open space for floors depicting mezzanine levels.
- j. B-7, Where towers are located on streets equal to or less than 60 feet, increased stepbacks from the shoulder are encouraged at 30 feet to reduce the impact of the street. The proposed tower is facing a street that is 60 feet; therefore, shall provide a stepback of 30 feet.
- k. B-12, Encourage pedestrian shading devices of various types. Provide information on how this is being achieved.
- l. B-18, Mitigate light pollution. Provide more information as to how this is being achieved.
- m. B-15, Mitigate noise pollution. Provide more information as to how this is being achieved.
- n. B-20, Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers, 30 feet minimum on subject property if adjacent to abutting lot under separate ownership. In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance. The tower setback is being calculated from the balcony. Provide dimension from face of building on all pertinent sheets.
- o. B-24, The Fifth Façade: encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). Provide amenity deck diagram and comment response depicting how this is being achieved.



Quality of Architecture

- a. Q-3, Durability and Quality of Materials: Encourage high-quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. As proposed, there is only one high-quality material on the ground floor which consists of metal ribbed cladding. As discussed during the pre-development meeting, extend the building materials on the ground floor to the portion just below the break. See diagram below.



- b. Q-7, Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Refer to comment Q-3 on providing better layering of materials on the ground floor.

Storefronts

- a. SF-1, Retail Location Strategy: Encourage ground floor retail in preferred locations. As proposed, there is only 854 square feet of art gallery use on the ground floor. Consider activating the ground floor with retail/commercial space. More so, consider incorporating a use that can be benefited by the residents of the project.
- b. SF-3, Encourage durable materials for ground floor retail and cultural use. Refer to comment Q-3 on providing better layering of materials on the ground floor and SF-1 on providing a use that can be benefited by the residents of the project.
- c. SF-4, Encourage 15-foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Correctly label the 15-foot floor-to-ceiling height. It appears the ground floor is 20 feet but is not incorporating the entirety of the first floor.
- d. SF-6, Encourage pedestrian shading devices of various types (min 5-foot depth). Provide more information as to how this is being achieved.
- e. SF-8, Encourage well-designed night lighting solutions. Provide a plan sheet and comment response depicting how this is being achieved.

Near Downtown Character Area

- a. 2B, Maximum building height of 30 floors. Proposed plans depict 31 floors. Revise accordingly.
16. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. 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 top most surface of the roof mounted structures. Provide the following:
- a. Provide 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;



- b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
17. Pursuant to Section 47-20.5, entries and exits shall be from or to an improved right-of-way. The 15-foot alley that will serve as the service exit shall be improved by resurfacing and adding markings and signage indicating one way access. Provide details reflecting such.


GENERAL COMMENTS

The following comments are for informational purposes.

18. 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.
19. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



LEGEND

 Subject Site

UDP-S22052: Muse Tower - 416 NE 1st Avenue

