



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 13, 2022

**PROPERTY OWNER /
APPLICANT:** Mary Viator, Trust and Westella, LLC.

AGENT: Nectaria Chakas, Lochrie & Chakas, P.A.

PROJECT NAME: Fifield

CASE NUMBER: UDP-S22072

REQUEST: Site Plan Level II Review: 400 Multifamily Residential Units and 4,000 Square-Foot of Commercial Use in Downtown Regional Activity Center

LOCATION: 109 NE 2nd Street

ZONING: Regional Activity Center – City Center (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-S22072

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
10. Show that the openings in the exterior walls on the North Elevation meet the requirements of Table 705.8 of the 2020 FBC.
11. Please clarify if all four interior exit stairways are required for the Amenity Level. If all four interior exit stairways are required, they must terminate at an exit discharge or a public way per section 1023.3 of the 2020 FBC. Note that two of the four interior exit stairways terminate at the second level.
12. Provide accessible parking spaces in accordance with section 208 of the 2020 FBC accessibility volume.

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.



Case Number: UDP-S22072

CASE COMMENTS:

Prior to City Commission Meeting, please provide updated plans and written response to the following review comments:

1. Dedication of Rights-of-Way:
 - a. Be advised, the provided 5' permanent Right-of-Way Easement along north side of NE 2nd ST as per plan will be condition upon Engineering final sign-off.
 - b. Be advised, the provided 7.5' permanent Sidewalk Easement along north side of NE 2nd ST to accommodate portion of pedestrian clear path as per plan will be condition upon Engineering final sign-off.
 - c. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
2. 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. Please provide copies of the following encumbrances found and identified on the survey, Items 9 and 12 (PB 1, PG 57, and Inst. No. 114142201 accordingly).
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Engineering objects to the proposed lane modifications. The left turn lane, travel lane and bicycle lanes should all remain as they exist. Although NE 2nd St is not a trafficway, it is identified as a minor collector and per City of Fort Lauderdale Downtown Masterplan Principles of Street Design, the typical section guideline shall be composed of 10 ft turn lane, 10.5 ft travel lane, and curb and gutter. As the Masterplan is just a guideline, the bicycle lane would also need to be retained.
5. Proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, requires a separate Design Review Committee (DRC) submittal and a Revocable License



Agreement. Proposed building overhang and exfiltration trench at front of the property shall not encroach onto proposed 5' right-of-way easement.

6. Proposed on-site improvements such as bicycle racks shall not be constructed within existing or proposed right of way/ dedications/ easements.
7. Proposed stop sign/ bar on driveway connections to right of way shall have a setback of 4' from back of sidewalk. Sidewalks shall be continuous along proposed driveways/access points per City of Fort Lauderdale standard details.
8. 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.
9. 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. Proposed doors opening into 10' Alley Right-of-Way (north side of property).
10. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. 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.
11. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
12. For parking garage layout, please include an additional sheet for level 9, and clearly depict end of parking lot.
 - a. 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.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns. Please clarify if provided dimensions are going to be typical for all the parking stalls. Add a note or include additional dimensions to clarify.
13. Water and Sewer Plan:
 - a. The 8" sewer main requires a MH within private property prior to connecting to the City sewer system. This MH requires a utility easement.
 - b. Proposed meter box shall be placed inside private property, and outside of proposed right-of-way easement.
 - c. The Landscaping plans appear to have a different configuration for the proposed water connections from the Civil Plans. Reconcile plans.
 - d. Provide disposition of all the existing services (i.e. water services and sewer laterals).

14. 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.
15. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
16. On-site drainage calculations received. However, due to the roadway design coordination, calculations will be reviewed on next submittal.
17. Driveway visibility shall not be obstructed by on street parking.
18. 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. 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.
19. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing storm drain pipe within adjacent NW 6th Ave and existing 6 inch CIP water main within adjacent NW 7th Avenue Right-of-Way (per City Utility Atlas Maps). 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.
20. 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.
21. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence and gates shall not encroach onto Right-of-Way. Please revise sheet C0.11.
22. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
23. Proposed alley improvements increase impermeable surface area at alley. Please support said increase with the addition of a drainage system.



ADVISORY: Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

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.



Case Number: UDP-S22072

CASE COMMENTS:

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

Comment 1: Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan (Sheet A2.0 ground floor plan), (Sheet A2.1 garage level), (to include all Elevation Sheet A3.0), (Sheet A3.1), (Sheet A3.2),

Comment 2: Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (557H), AH/BFE 5' NAVD 88 (2014 FIRM)
- Flood Zones, (557J), AE/BFE 6' (preliminary)

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

Flood Ordinance Chapter 14

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



Case Number: UDP-S22072

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees and palms for relocation.
2. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
3. 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. Sheet C3.00 shows proposed underground utilities in conflict with location of street tree, please shift the proposed utilities to allow proper placement of the street tree.
4. Please include site and civil plans as to the extent of use of the Structural Soil and clearly note its located use on these plans.
5. As to the Design Guidelines, please propose no more than three parking stalls in a row with a bulb-out landscape area and shade tree.
6. As to the Design Guidelines, trees within the landscape strip between the traffic area and public realm of the sidewalk to be on 30 feet centers. These trees may be located closer than 30 feet on center to the shade trees within the landscape area of the bulb-out as necessary.
7. Please verify the paved material at the proposed bike racks, CU Structural Soil may be required here as well.
8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities. Also, Section 47-21.9.D. New trees required to be installed shall be planted so normal growth and aesthetic appearance will not be impaired... There appears to be a part of the structure extending out over the sidewalk creating a conflict with the canopy of two of the street trees. Please reduce the overhanging canopy to allow growth of the trees' canopy.
9. Please provide an overlay sheet with measured areas and calculations demonstrating open space and landscape area at grade is being met.
10. Additional comments may be forthcoming after next review of new plans and written comment responses.



GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S22072

CASE COMMENTS:

Please provide a response to the following:

1. Entry 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. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off the track.
4. All glazing should be impact resistant.
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. 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 area, common areas, storage areas and any other area of concern on site.
8. The parking area resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to resident's vehicles.
9. The pool area should be equipped with a childproof access control feature to prevent unsupervised children access to the pool.
10. Lighting and landscaping should follow C.P.T.E.D. guidelines.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22072

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. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
12. Show containers on site plan. Trash room must accommodate trash and recycle containers.
13. 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.
14. Containers: must comply with 47-19.4
15. 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.
 - 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.
 - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

1. None



Case Number: UDP-S22072

CASE COMMENTS:

1. The traffic study has been received and review is still on going. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
 - a. Include the Daily trip generation in table 1 of the Traffic study.
 - b. The AM Peak hour and PM Peak hour trips entering and exiting the driveway in figures 5 and 6 do not match the AM Peak hour & PM Peak hour entering and exiting subtotal trip generations in table 1. Sub total trips should be used instead of net new trips to evaluate operations at the proposed driveway.
 - c. Please explain how the advancing and opposing vehicles were calculated at the proposed driveways since turning movement counts weren't collected here.
2. NE 2nd St is a minor collector roadway per the Broward County Jurisdiction map. The city of Fort Lauderdale requires the ultimate right of way width of minor collectors to be a minimum of 60 feet wide. The city requires the two way left turn lane to remain on NE 2nd St.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
5. 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.
6. 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.
7. Illustrate the upstream and downstream driveway and intersection sight triangle requirements in Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
8. All proposed on street parking are within the site triangles and must be removed.
9. Redraw the site triangles after putting the two way left turn lane back on NE 2nd St.



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. Provide a minimum of 7 feet wide on **NE 2nd St.** 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 5 feet in width.
12. 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.
13. 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.
14. If parallel on street parking can be installed without being with in the driveways site triangles the following comments apply:
 - a. The city reserves the right to meter on street parking stalls on the public right of way at any time.
 - b. 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."
15. 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.
16. 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-S22072

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 is 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 Downtown 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. 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 17, 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.
4. Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the review and approval process.
5. 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 will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
6. 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.
7. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. 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](#)
8. 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.



9. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
10. 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. Streetscape design; staff has concerns regarding the transition from existing street conditions to proposed to meet the DMP. A follow-up meeting with staff regarding this matter is necessary.

Principles of Building Design and Storefronts

- b. B2, Framing the Street; staff encourages the applicant to reexamine the design in the front of the building to provide for better plaza space, pedestrian gathering area.
- c. B19, Parking Garages; the proposed garage screening does not achieve an exceptional architectural solution as outlined in the DMP and should be redesigned to include variety in treatments, variation in form, and add to the overall sense of place for the location. Images have been provided below. Ensure that images of real life application of any revisions to the garage screening is provided.
- d. B10, Main Entrances; reexamine the entrance design to further enhance the importance of the building entrance along with indicated the entrance location for the retail spaces. See image examples below.
- e. B12, Shading Devices; provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth for protection from the elements.
- f. B18, Mitigate Light Pollution, provide information on building illumination from ground level to tower top.

Quality of Architecture

- g. Q2, Expressive Tops; staff recommends exploring other tower top shapes such as angled, vertically expressive, or other design that results in a stronger, more dramatic design. See image examples.
- h. Q3, Quality of Materials; expand the building materials especially at the lower pedestrian levels with higher quality materials.
- i. Q5, Parking Podium; parking screening does not meet design intent, requiring exceptional design solutions as previously stated in comments.





11. Update the site data information on Sheet SP-1 to address the following:
 - a. Indicate the amount of bicycle parking and storage.
 - b. Expand open space data to meet the requirements pursuant Section 47-13.20.E, clearly outlining the areas being calculated for open space.
12. Provide the following changes on the building floor plans:
 - a. Provide floorplate size for each level including the balconies for gross and excluding the balconies.
13. Provide additional detail drawings for the ground level, specifically in areas where there is a grade change with stairs and ramps, include close up details of storefronts, and identify all materials. There should be a detailed drawing for each street frontage.
14. Provide pedestrian-level perspective renderings of project as viewed along the street, and aerial oblique perspectives in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area.
15. Pursuant to Section 47-13.20. E, Open Space, the project does not appear to meet the open space requirements. Detailed information needs to be provided in the site data or on a separate sheet color coded depicting the areas included in the calculations.
16. Pursuant to Section 47-20.14, Photometrics values should be extended all the way to property lines which would include the alley.
17. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
 - a. Provide detail drawing(s) with spot elevations on roof plan depicting height of screening and height of equipment to ensure adequate screening of roof mounted equipment.
 - b. Provide detail drawing and information on screening materials.
 - c. Provide images of product screening material in real application of such. Screening must be 100% opaque.



18. Pursuant to the Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, consider placement of public art on the development site to align with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
19. It is recommended the following bicycle-related comments be addressed:
 - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data.
 - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended.
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents a patrons.
24. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
25. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsNote: Please note any proposed signs will require separate permit applications.
26. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

GENERAL COMMENTS

The following comments are for informational purposes.

27. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
28. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT2021	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Fitfield	
PROJECT ADDRESS:	109 NE 2 nd Street	
REVIEW DATE:	11/18/2022	
CASE PLANNER:	Jim Hetzel	
CONTACT INFORMATION:	jhetzel@fortlauderdale.gov	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations.			X	
S2	Utilize Traffic Calming rather than blocking streets.	X			
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).				X
S5	Maximize street trees on all Downtown Streets.	X			
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				X
S9	Encourage shade trees along streets, palm trees to mark intersections.	X			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.				X
S12	Discourage curb cuts on "primary" streets.			X	
S13	Encourage reduced lane widths on all streets.	X			
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	X			
S16	Bury all power lines in the Downtown Area.			X	
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	X			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.		X		
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	X			
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	X			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area	X			



B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	X			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.		X		
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types.		X		
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor	X			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				X
B19	Mitigate noise pollution.				X
B20 *ULDR*	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.	X			
B21*ULDR*	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B14	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).	X			
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				X
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.		X		
Q3	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				X
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored		X		
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.				X



Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.		X		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			
STOREFRONTS		YES	NO	N/A	MORE INFORMATION NEEDED
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.		X		
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.		X		
SF3	Encourage durable materials for ground floor retail and cultural uses.		X		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.				X
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).		X		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls				X
SF8	Encourage well-designed night lighting solutions				X

INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE INFORMATION NEEDED
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max	X			
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.		X		
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.	X			



LEGEND

 Subject Site

UDP-S22072 - FiField - 109 NE 2nd Street

