



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 14, 2023

**PROPERTY OWNER /
APPLICANT:** Ocean Harbor Properties, LLC.

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: Ocean Harbor Residences

CASE NUMBER: UDP-S23002

REQUEST: Site Plan Level III Review: Conditional Use for Increased Building Height Exceeding 120 Feet East of Intracoastal, Waterway Use, and Yard Modification Request for 36 Multifamily Residential Units

LOCATION: 3013 and 3019 Ocean Harbor

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

LAND USE: High Residential

CASE PLANNER: Jim Hetzel



Case Number: UDP-S23002

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. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
10. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
11. Show That the separation between the exit access stairways meet the requirements of section 1007 of the 2020 FBC.
12. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
13. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. 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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CASE COMMENTS:

Prior to Planning and Zoning Board Meeting, please provide updated plans and written response to the following review comments:

1. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter.
2. If Proposed fire hydrant remains on private property it will require an easement that is 1' behind it by 3' to either side of it, extending to the right of way line. Remove any private infrastructure from this easement.
3. 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>
4. 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. Provide disposition of all the 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.
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable. Provide a minimum 5' sidewalk (Coordinate with Transportation and Planning staff) at property line and extent the grass swale to the edge of the travel lane effectively removing the existing walkway lane.
7. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable, once the new sidewalk is provided at right-of-way. Refer to comment No. 6.
8. 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.



9. Provide and label typical roadway cross-sections for the proposed development side of Harbor Dr at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
10. Label on Site Plan Data Table the required and proposed type of loading zone(s), per ULDR Section 47-20.2 Table 2 and Section 47-20.6. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
11. For all levels in the parking garage:
 - a. Show dimension of all areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls. Annotate dimension wherever applicable.
 - d. 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.
12. 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.
13. Water and Sewer Plans
 - a. If Proposed fire hydrant remains on private property it will require an easement that is 1' behind it by 3' to either side of it, extending to the right of way line. Remove any private infrastructure from this easement.
 - b. Provide a 10' x 15' Easement for the 4" domestic meter. Ensure there are no obstructions within the easement.
14. Show the existing stormwater drainage easement and structures in the Civil and Landscape plans. For the existing drainage easement the following conditions apply: No trees are to be planted within the drainage easement, ground shrubs only. No other utilities are to be within the easement. No building encroachments into the easement.
15. There is an existing Ditch Bottom Inlet that does not appear on Sheet C-5 (all the Way to the SE of the property). This is most likely in conflict with the proposed development and will need to be adjusted or relocated.
16. 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, specially the proposed drainage well at SE corner of the property.



17. Landscaping Plan:

- a. There are proposed trees in direct conflict with proposed French Drain.
- b. There are proposed trees within 10 feet of the existing watermain and Storm Sewer system such as the Gumbo Limbo on the SE Corner. Provide the Min 10' separation from all trees and the existing Watermain and Storm Sewer System.
- c. Show the existing storm sewer system in the Landscape Plans.

18. 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.

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.

19. 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.

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 0.2 X, AE-5.
2. Northern section of lot is AE 5, not 0.2 X flood zone. Provide delineated survey showing flood zones and footprint of new structure demonstrating it will be out of Special Flood Hazard Area.
3. Ground floor finished floor elevation proposed at 7.0 ft NAVD is acceptable. Minimum 6 ft NAVD is required if structure remains in Special Flood Hazard Area.

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 response.



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CASE COMMENTS:

Please provide a response to the following.

1. Please provide sidewalk to correspond to the Bahia Cabana to the east, in thus creating landscape area between the pedestrian realm and travel lane of which street trees are to be provided. Section 47-21.13.16.
2. Please provide an overlay sheet delineating the calculated areas demonstrating that code is being met for the 35 percent in landscaping. If placement of the sidewalk encroaches onto the site's property, the Department will be open to discuss this encroachment counting towards the 35 percent landscape area requirement if need be. Section 47-21.13.3
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.
4. From other projects in this area and from looking at Street View, please verify that the shown placement of the existing water main is in its proper location. Other projects and Street View it appears to be closer to the bike path rather than as shown on the proposed plans. Providing this is in relation to providing appropriate street trees and horizontal clearances.
5. Please fix what appears to be a typo in the tree disposition sheet, mitigation is shown for palms that are under size while others that do require mitigation is not being provided. Section 47-21.6.
6. The disposition sheet indicates candidates for relocation, please investigate relocation of these materials in place of removal.
7. Trees may be located within the ten feet setback of the wet face of the seawall providing the trees have a minimum of 8 feet canopy height clearance when installed. The two Gumbo Limbo trees within the ten feet setback of the seawall, please propose with a minimum 8 feet canopy height clearance and with a preferred ratio of 40 percent trunk to 60 percent canopy – minimum 50 percent to 50 percent ratio acceptable.
8. Shade trees require a minimum fifteen feet horizontal clearance from a site's and or neighboring structure. While the measurement is provided for those to the on-site structure, please demonstrate for the proposed Gumbo Limbo in the northwest corner of the site to the neighboring structure. Section 47-21.9.F.1.
9. As the plans indicate that the overheads along Harbor Dr. are to be relocated there will be a utility pole at the east end of the site. The Department works with FPL as to lateral clearance to overheads and trees such as Gumbo Limbo would need thirty feet. Please show the distance between the trunk of the tree to the utility pole, change of species may be required. Section 47-21.9.D.
10. The VUA appears to extend to the west property line, as per code a 2.5 landscape width is required with a continuous hedge. Being that this VUA is adjacent to a residential site, please provide tall, dense landscape materials to help dissipate noise and light to the neighboring property. Section 47-21.12.A.2.b.
11. 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.



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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. Confirm where the collection will take place within the site.
5. Containers: must comply with 47-19.4
6. Roll-Out: provide container staging area on private property.
7. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Solid Waste Collection shall be on private property and the containers shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
10. Show containers on site plan. Trash room must accommodate trash and recycle containers.
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
12. 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. 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.
2. 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.
3. Per ULDR Section 47-20.9, Parking garages shall be designed in accordance with engineering standards including sloping floor grades shall not exceed five percent (5%) for ninety (90) degree parking. Either remove the parking from the slopes that are greater than 5% or redesign the garage and the slopes so that the slope is no greater than 5%.
4. 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.
5. 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.
6. 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.
7. If Valet parking is to be provided a valet parking agreement shall be required for the proposed valet operation.
8. 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, 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.
9. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
10. Provide a minimum of 5 feet wide on **Harbor Dr.** 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.
11. 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.
12. 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.
13. 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.
14. 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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Provide a response to the following case comments.

CASE COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB. Fees are assessed for PZB review upon determination that the application is ready for such, and the applicant is responsible for any and all public notice requirements. Note: Copy of presentation material shall be provided on a flash drive to the project planner at jhetzel@fortlauderdale.gov.
3. The site is designated High Density Residential at 60 units per acre 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. 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](#)
5. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
6. 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.

7. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity.
8. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before July 22, 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 will be required to refile a new application and fees to proceed.
9. 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 features 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 placement of public art on the development site at southwest corner of the site near building entrance.
10. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that no archaeological resources are likely to be encountered within the subject parcel(s); no impacts are anticipated. no further archaeological review is necessary relative to the proposed development provided that: If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

11. Be advised that the application submittal is missing detailed information per the City's specifications for plan review in Sections C, D, E, and F. For example, the scale is incorrect, missing north arrow, adjacent property information, labeling on building elevations, detailed sheets, etc. Revise plans consistent with these specifications and be advised that additional comments may be forthcoming upon providing missing information as noted in this DRC Case Comment Report. In addition, based on the survey, the property lines are incorrectly shown along the north property line on all submittal sheets; Please make corrections.
12. Pursuant to ULDR, Section 47-23.11, Modification of Required Yards, applicant's narrative does not adequately address Sections 47-23.11.A.1, A.2, A.3.b, d, and e. A shadow study was not provided, there is a reference to Sheet C9 which does not correlate to the narrative, and the design materials referenced cannot be verified because they are reflected and labeled on the building elevations. In



addition, demonstrate through drawings and graphics in the site plan set how the project is meeting the requirements of this section. As proposed, the project is not meeting several of these requirements. Address accordingly.

13. Pursuant to ULDR, Section 47-23.8, Waterway Use, the applicant must demonstrate that the project protects and enhances the scenic quality of the waterways within reason given the use of land. As proposed, the site contain a portion of the building along the western property line and unlabeled elements on the east side thereby blocking any views of the waterway from the public realm along Harbor Drive. This issue is exacerbated with the yard modification request to reduce the side setbacks. The project narrative does not address this matter; Provide a response to Section 47-23.8.A and revise the site plan accordingly.
14. Pursuant to ULDR, Section 47-24-.3, Conditional Use Requirements, narrative states that the increase in height request allows for the floorplate to be reduced; however, the applicant is proposing yard modifications to permit the building to be closer to the side property lines. Update response to criteria with additional language that justifies the increase building height.
15. As proposed, the overall building design maximizes the lot coverage with balconies that encroach into the requested yard reduction, thereby making the site less accommodating for light, air, and views to the water. Applicant should re-examine the design of the site to allow for more space on either side of the building for greater setback along the property line. Staff would recommend that this be done on the west side of the site.
16. Provide the following changes on site plan:
 - a. Label and identify all site features.
 - b. Consolidate the curb cuts into a single curb cut.
 - c. Enhance the entrance area near lobby with better pedestrian connection and access.
 - d. Depict the adjacent, recently approved Bahia Cabana project and align the sidewalk connection accordingly.
 - e. Provide for a sidewalk the full length of the property.
 - f. Remove structure located on the western property line.
 - g. Provide for bike storage at the ground level.
17. Provide the following changes on building floor plans:
 - a. Provide additional dimensions on parking levels.
 - b. Provide for more information for the roof plan.
 - c. Clarify the intent and use of the "suites".
18. Provide the following changes on building elevations:
 - a. Label and identify all building materials and colors.
 - b. Provide detail drawings for building features and materials such as building canopies, railing, etc. Detail drawings should include images of real life application of such material.
 - c. Clarify the screening material for the parking podium.
 - d. The parking podium design in the renderings depict a curvilinear design which does seem to be reflected on the elevations and floor plans.
 - e. Ensure that the balconies are depicted correctly.
19. The project does not account for grade elevation changes to a higher grade level which impact the location of stairs, ramps, and railing; these items should be incorporated into the design so not to impede on the public realm experience both physically and aesthetically.



20. Pursuant to Section 47-20.14, provide a site lighting plan with photometrics values shown to the property lines. Depict this information legible.
21. Pursuant to Section 47-25.3.A.3, 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 of roof plan and spot elevations of equipment;
 - b. Provide detail drawing(s) of roof area and screening;
 - c. Ensure the screening material is part of the building volume; and
 - d. Clarify the difference between the roof plan level versus level 18.
22. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed, and provide notes on the site plan and building elevations regarding compliance with Section 6-49.
23. According to the survey, there are overhead power lines located along Poinsettia Street and Almond Avenue that should be placed underground and will require coordinate based on the context of the area and proposed site design. Provide information on the coordination to underground and provide drawing details that depict location of such in relation to street trees and buildings. Staff recommends cross section drawings.
24. Provide the following renderings and ensure all existing or proposed structures are shown in all renderings. Ensure that graphics accurately portray the project in scale as well as building material.
 - a. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures. Dimension the height, length and width of all structures in order to ascertain the relationship the proposed development will have on the surrounding properties;
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm from A1A, Poinsettia Street, and Almond Avenue; and
 - c. Provide a night-time rendering of the proposed project. Note building illumination must comply with sea turtle regulations.
25. It is recommended the following bicycle-related comments be addressed:
 - a. Provide for bike parking and indicate calculation ratios for this project and include this information in the site data;
 - b. Indicate the location of bike storage for visitors and hotel patrons;
 - c. Consider installation of a bike-sharing station as an amenity and means of mobility; and
 - d. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
26. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination, and whether the project is located along a planned bike network.

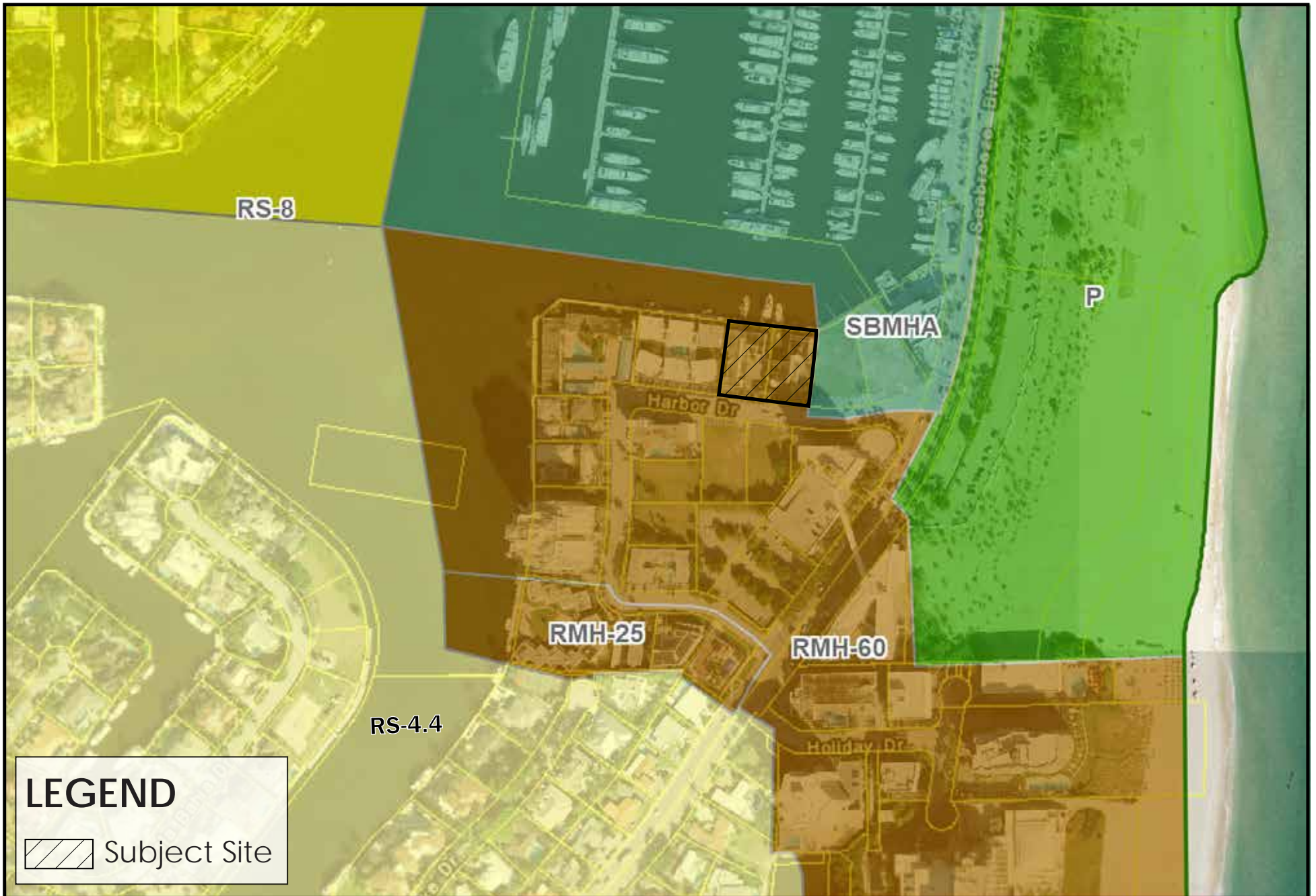


27. Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
28. 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.

29. A follow-up meeting may be required to review project changes necessitated by the DRC comments.
30. 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.
31. Additional comments may be forthcoming at the DRC meeting.



UDP-S23002 - Ocean Harbor Residences - 3013 and 3019 Harbor Drive

