



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 14, 2023

**PROPERTY OWNER /
APPLICANT:** Tropirock, LLC.

AGENT: Courtney Crush, Crush Law, PA

PROJECT NAME: Fort Lauderdale Edition Hotel and Residences

CASE NUMBER: UDP- PDD23001

REQUEST: Site Plan Level IV Review: Rezoning Request from A-1-A Beachfront Area District (ABA) and North Beach Residential Area District (NBRA) to Planned Development District (PDD) and application for Prior Zoning Regulations to exceed Floor Area Ratio with Associated Site Plan for 176-Room Hotel, 25 Multifamily Residential Units, and 2,424 Square Feet of Retail Use

LOCATION: 619 Breakers Avenue

ZONING: A-1A Beachfront Area (ABA) and North Beach Residential Area (NBRA)

LAND USE: Central Beach Regional Activity Center

CASE PLANNER: Yvonne Redding



Case Number: UDP-PDD23001

CASE COMMENTS:

Please provide a response to the following:

1. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
2. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
3. Designate transient logging guest rooms in accordance with the 2020 FBC Accessibility 224.
4. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
5. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
6. Show that the separation between the exit access stairways meet the requirements of section 1007 of the FBC.
7. 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.

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-PDD23001

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

- a. Provide permanent Sidewalk Easement as appropriate along west side of Breakers Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along North side of Auramar Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along east side of N. Birch Road to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along south side of Belmar Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting and City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>



2. Water and Sewer Plans:
 - a. The proposed sanitary connections do not appear to be to our known system. Our Records indicate that the Sanitary under the C/L and the one West of that are the active gravity sewer system.
 - b. The displayed gravity sewer size of 9" is 10" in our records.
 - c. The proposed 8" gravity sewer connection requires a MH to intercept the gravity system. Note that the proposed connection point does not exist in our records.
 - d. Provide Cleanouts for connections per Sewer Detail 213 (In City R/W)
 - e. The proposed 8" fire connection is to an 8" WM, not 12".
 - f. The Domestic 2" Meters Require a Utility Easement.
 - g. Our 4" meters are within 6" meter boxes. The size shown should reflect vault sizes of 64" x 124". The minimum easements for each would be 15' x 10' depending on the orientation this can change. City preference is for above ground meters which would lessen the easement size.
 - h. Sanitary Connection to the East Requires the MH to be within the property with a 10' x 15' Easement (This easement is to be free from all other utilities and above ground obstructions.) It would require another MH to make the connection to the gravity sewer main.
3. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
4. Please provide a North arrow and scale on sheet B.5 Site Plan – Ground floor.
5. 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.
6. 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.
7. 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.



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. Sheets F.1-F.12 Show and label existing Right-of-Way, proposed Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access.
10. Provide and label typical roadway cross-sections for the proposed development side of N Birch Road, Auramar Street, Breakers Avenue and Belmar Street at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
11. Depict existing sidewalk adjacent to the development along N Birch Road, Auramar Street, Breakers Avenue and Belmar Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
12. Sheet B.5 shows proposed bollards where sidewalks meet driveway access points. Please revise to allow for proper ADA access across the driveway entrances.
13. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
14. 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; also label location of ADA van-accessible parking stalls. 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.
15. 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; also label location of ADA van-accessible parking stalls.
16. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the 2 Type II loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
17. Angled ingress/egress driveways to the proposed development hinders visibility to sidewalk pedestrians. Please revise access driveways accordingly to allow for proper visibility entering and exiting the site.
18. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Provide a detailed sheet between the ground level floor plan and mezzanine floor plan showing flow of traffic to access mezzanine level.



- c. Per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single unit or valet operations.
 - 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.
 - e. Cellar level shall have delineation designating left turn only as you enter the cellar level.
19. Sheet E.7 and E.8: 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.
20. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. 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.
21. 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.
22. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
23. C-407 shows four drainage wells, however legend does not show four proposed.
24. Drainage wells DW1 and DW4 proposed need to be oriented as current plans show piping through the drainage well or shall follow configuration of DW2 and DW3. Please provide details for drainage wells.
25. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
26. Exfiltration Trenches:
 - a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.



- b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
27. 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.
28. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
- a. The Proposed Trees on the West side conflict with proposed sanitary system as well as within 10 Feet of City infrastructure. Ensure 10' Of separation between City utilities and proposed trees.
 - b. Show all existing utilities on Landscape Plans. Unable to determine separation requirements on the other sides of the property.
 - c. Remove all trees from the required utility easements (NW corner, East Side, etc.)
29. 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.
30. 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.



Case Number: UDP-PDD23001 (Updated Comments)

CASE COMMENTS:

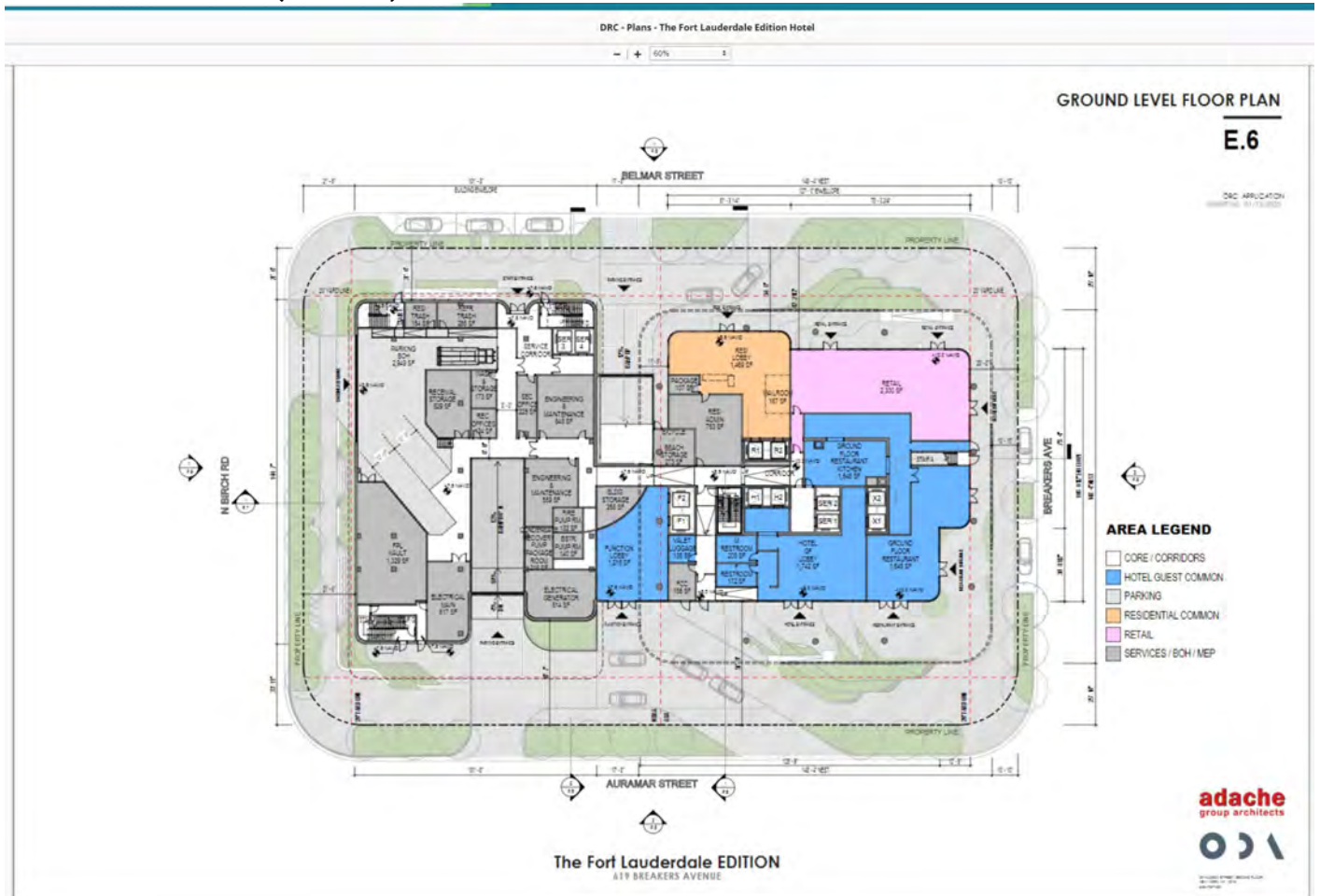
Please provide a response to the following: and update plans and provide a narrative with a written response for each comment.

Comment 1

Provide elevations of ground floor (first floor) and any floors below BFE using the NAVD 88 DATUM on Architectural floor plan. The base flood elevation is 6 ft NAVD + 1 'Freeboard= 7 ' NAVD 88.

Show all FFE elevations below the (Base Flood Elevation 7' (BFE) NAVD 88.) and all enclosed rooms below and floors below BFE Base Flood Elevation on the following (sheet E6 attached)

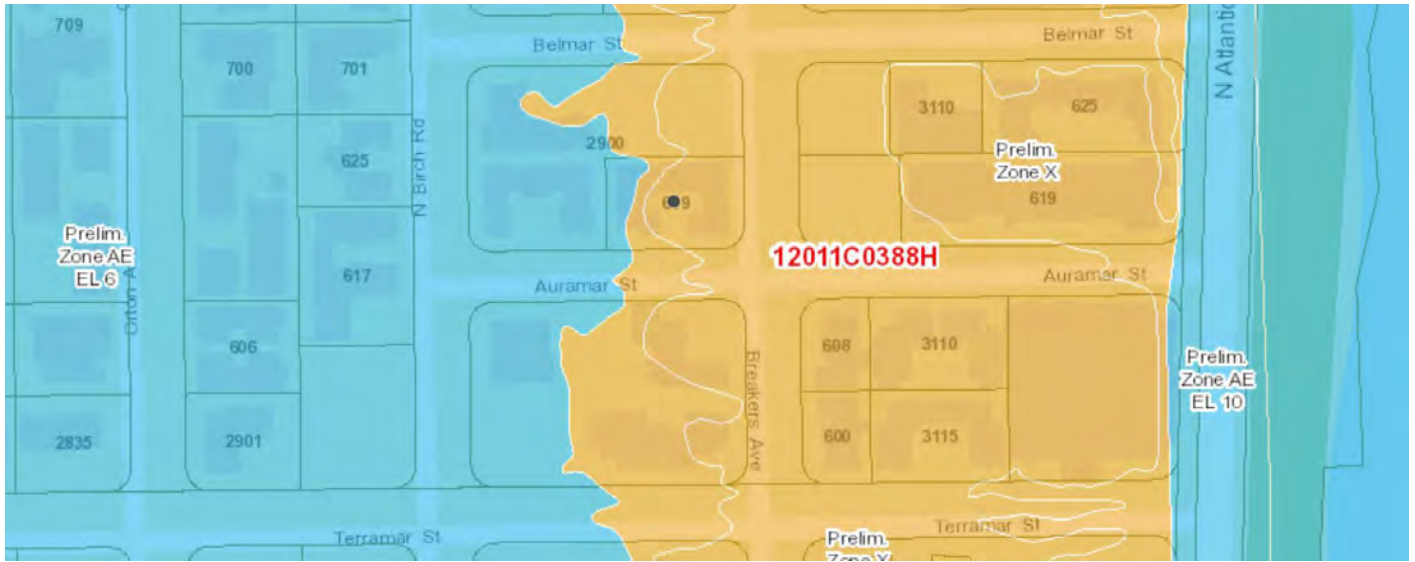
GROUND FLOOR PLAN (SHEET E 6)





Finish Floor Elevation should meet BFE 6' + 1' Freeboard = 7' NAVD 88. The preliminary flood maps show (panel 388J), (Flood Zone "AE"), with a base flood elevation of 6' + 1'FREEBOARD =7' NAVD 88 NAVD. Show all FFE elevations below the 7' NAVD 88.) and all enclosed rooms.

The preliminary flood maps show below (panel 388H ON THIS MAP which is actual 388J FOR THIS PRELIMINARY FLOOD MAP), (Flood Zone "AE"), with a base flood elevation of 6' + 1'=7' NAVD 88 NAVD



The 2014 Flood insurance Rate Maps (FIRM), 388H, X500) see attached.



Comment 2

(Floodproofing is allowed for mixed use buildings only. See link below on floodproofing.

Mixed-use building: Building that has both residential and commercial or other non-residential uses.

https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf

Reference ASCE 24-14 section 2.7 Enclosures Below Design Flood Elevation
Flood Resistant Design and Construction ASCE 24-14



Comment 3

Proper flood venting in storage rooms with flood vents and flood resistant materials required below base flood elevation in an flood zone (**Base flood elevation is 6' NAVD 88 + 1 foot freeboard +7 feet NAVD 88**), please show and label rooms use and if storage room label as such and provide flood vents in all enclosed rooms below BFE 6' NAVD 88. (Flood vents are required at 1 square inch for every square foot of enclosed area) on (opposing walls). Example if you use a type of smart vent/flood vent that is certified to cover a 200 square foot area than if you place each vent on opposite walls so that flood waters flow in and out that would cover a 400 square foot area this is only given as an example)

Comment 4

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

- Delineations of flood hazard areas
- Flood Zones (388H), (X500), (2014 FIRM)
- Flood Zones, (388J), (AE), (BFE 6' NAVD) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

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

The site plan should show the flood zone delineation and how the flood zones and what flood zones impact this project.

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher preliminary elevations shown on the preliminary maps then we will be requiring that the preliminary BFE 6' + 1' =7' NAVD 88 will need to be meet for all finish floor elevations (FFE).

(Code of Ordinances, Chapter 14),

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

Per FEMA Elevator Installation (c) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Additional Code Reference Material

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

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



Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019)

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

FEMA Technical Bulletin -6.1 2021Mixed-usebuilding

https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf



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CASE COMMENTS:

Please provide a response to the following.

1. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. There appears to be existing and proposed underground utilities located within the streetscape areas.
 - a. Proposed underground utilities creating conflicts with streetscape to be shifted to allow proper placement of landscape materials.
 - b. Show and identify existing and proposed utilities on Landscape plan.
 - c. Along North Birch Road civil sheet is showing an existing water line. Small maturing canopy trees may be required on fifteen-foot centers if horizontal clearances are not obtainable for the shade trees. Minimum clearance of 10 feet without root-barriers, 7 feet with root-barriers 1 foot off the utility.
 - d. Please provide trees on the north and south sides of the driveway on North Birch Road with a minimum canopy clearance of eight feet for visibility of on-coming traffic. Please provide trees with a 40 percent trunk to 60 percent canopy ratio preferred, 50 percent to 50 percent ratio acceptable. Tall palms may be also utilized here in place of canopy trees providing they have a minimum 8 feet wood trunk height.
 - e. Breakers AVE is to meet the basic street design as to Section 47-12.5.D.5. in which talks about increasing the structure setback to accommodate the landscape, sidewalk, and on-street parking. Alternative designs are considered based on existing conditions or conflict with infrastructure. Please provide additional areas for landscape materials and shade tree street trees adjacent to the on-street parking stalls.
2. Please verify open space and previous landscape requirements for the Central Beach area Section 47-12.5.C.3. Please provide those calculations within the plan set site calculations and reflective within the narrative.
3. As to Section 47-21.12.A.2.a. Please provide the landscape buffer for between the VUA and right of way property line.
4. Please provide calculations and requirements of Section 47-21.12. and how they are being provided.
 - a. Required trees for VUA requirements must be no more than 10 feet from edge of payment of the VUA and be on site.
5. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.



6. Please see Central Beach Master Plan as to tree and palms for the Streetscape on page 53, such as the use of Royal palms as the corner palms.
<https://www.fortlauderdale.gov/home/showpublisheddocument/45109/637188337957770000>
 - a. It has been the experience of the Department that Live Oak trees when not in a protected location don't fare well in this particular area of the Island. Please look for a change of species from the Live Oak trees for along Auramar Street and Belmar Street.
 - b. As the plant list indicates the shade trees at the minimum 16 feet height and 8 feet spread, please also indicate the 7 feet canopy height clearance.
 - c. Small maturing trees within the streetscape to be 12 feet height 6 feet spread with 6 feet canopy height clearance.
7. Landscape strip along Belmar Street to be large enough to support the growth of the trees' trunk. Section 47-12.5.D.5.d.iv. Without encroaching into the clear path of the sidewalk, the Department will support the landscape strip at minimum 5 feet with the use of the CU Structural Soil under the sidewalk. Please show the measured dimension of the landscape strip on Civil and Landscape plans.
8. 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.
9. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
 - a. Equivalent value for the tree mitigation for non-specimen trees is 65 dollars per inch of replacement.
 - b. Please clarify on tree & palm calculations "Total Palm C.T.(feet) would there be Coconut, Royal and or Large Phoenix palms being removed not shown on the Disposition sheet?
 - c. Please calculate total mitigation required as to proposed trees and palms at grade for a tally of remaining mitigation not covered by the installation, please include on plan.
 - d. Only trees that qualify towards equivalent replacement are those that grow in their natural form, not covered by a structure, and at grade.
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.



Case Number: UDP-PDD23001

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection.
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. Confirm where the collection will take place within the site.
8. 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).
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
13. Containers: must comply with 47-19.4
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-PDD23001

CASE COMMENTS:

1. Since the restaurant and retail will be accessible to the public, include these uses in the trip generation table for proposed uses.
2. The site plan ground floor sheet B.5 does not match the civil sheets, please identify which one is correct and correct the ones that are not.
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. Handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Please revise handicapped parking dimensions accordingly and make sure the accessible route does not conflict with parked vehicles backing out.
6. 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%.
7. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
9. Per ULDR Section 47-20.6, Loading zones must meet the following:
 - a. A "Type II" off-street loading zone, as required in the Table of Parking and Loading Zone Requirements shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is



- marked by pavement markings and signage on the site. The location of a Type II loading zone shall be drawn on the parking facility site plan. No backing into a public right-of-way shall be permitted for Type II loading zones. Access to and from Type II loading zones shall be clearly indicated on the site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle).
- b. Type I and Type II loading zones shall have a minimum vertical clearance of fourteen (14) feet.
 - c. Loading zones may not be placed where they obstruct required fire lanes and access to hydrants. Loading zones shall be located on a parcel in a place which insures convenient and safe entry and exit for the users of the loading zone, and the convenience and safety of pedestrians and motorists using the parcel.
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. A valet parking agreement shall be required for the proposed valet operation.
 12. 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.
 13. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
 14. Provide a minimum of 8 feet wide on **N Birch Rd**. 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.
 15. Provide a minimum of 10 feet wide on **Breakers Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
 16. 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.
 17. 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.
 18. 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.

19. 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-PDD23001

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 State Statute 166.033(1), the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination unless a mutually agreed upon time extension is established between the City and applicant or if the applicant submits a waiver to the timeline. Be advised that the 180 days from completeness determination is July 24, 2023.
3. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission, with a super majority for City Commission. A separate fee is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned and such presentation shall be provided project planner and a copy submitted to the City Clerk.
4. The site is designated Central Beach Regional Activity Center (Beach RAC) on the City's Future Land Use Map. The proposed uses are permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. 619 Breakers Ave and 2900 Belmar Street have been identified as contributing properties as part of a potential historic district, Birch Estates, in a recent Architectural Resource Survey that has been documented through Florida Master Site File Historic Resource Group Form (FMSF Number: BD04462). Prior to scheduling this item for the Planning and Zoning Board, the applicant must provide current color photos of the interior and exterior of all three structures on the site to the City's Historic Preservation staff, Trisha Logan (tlogan@fortlauderdale.gov) that will be included in the Florida Master Site File documentation that is held by the State of Florida's Historic Resources Division.
6. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review



Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.

7. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is a potential to encounter previously undocumented cultural resources. A Phase I archaeological survey/monitoring plan should be developed a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended. The purpose of which will be to provide archaeological testing in the northeast of the parcel prior to development/ground disturbance activities, and to permit archaeological monitoring off all ground disturbance activities for the duration of the development. For more information, please see attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc.

A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform work outlined within the attached letter. A final report must be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

8. 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.

A Phase II Archaeology Assessment was conducted at this site in 2020 and concluded that the proposed development will have an adverse effect on portions of the resources (8BD6451 and 8BD4862) eligible for local designation and inclusion on the NRHP (under Criterion D). These adverse effects can be mitigated via avoidance of the site whenever feasible and archaeology monitoring through in-situ documentation, recovery, and curation of materials that cannot otherwise be avoided. Archaeological monitoring, mitigation, and reporting must be done in accordance with the attached letter provided by the City's Archaeology Consultant, Coastal Archaeology and Historical Research, Inc. Prior to submitting a building permit application, a draft Management Plan must be submitted for review and approval by the City's Historic Preservation Board Liaison, Trisha Logan, AICP, Principal Urban Planner (tlogan@fortlauderdale.gov) and a final monitoring report submitted prior to final Certificate of Occupancy.

9. Please be advised that development applications in the Central Beach Regional Activity Center (RAC) are subject to vehicular trip and residential unit availability at the time of approval, on a first come, first served basis. Applicant shall confirm the status of the availability of trips or units during the DRC approval



process. Processing of a development permit application does not guarantee vehicular trip or unit availability until approval is granted by City Commission.

10. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB or City Commission agenda, 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.
11. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
12. 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. This documentation will be required for proceeding to PZB.
13. 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.
14. 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 the following: (1) a project lighting plan that indicates the proposed type of lighting for the site and buildings, (2) cross sections measured from the beach to buildings illustrating the light viewshed, and (3) provide notes on the site plan and building elevations regarding compliance with Section 6-49.
15. Per ULDR, Section 47-23.6, Beach Shadow Restrictions, provide a beach shadow study illustrating the various shadows to the beach at specified times of the year.
16. Pursuant to ULDR, Section 47-37A.5, conduct a community public meeting after the application has been evaluated at the DRC meeting. Provide documentation after this meeting has been conducted.
17. Pursuant to ULDR, Section 47-37A.4, Uses permitted, provide a permitted use table that outlines the specific uses permitted under the PDD zoning district for the site. The table should be a separate sheet in the plan set. Include uses listed in Section 47-37A.7, the table should include separate information for ABA and NBRA districts standards versus the proposed performance standards that will be permitted with the PDD.
18. Pursuant to ULDR, Section 47-22, Signage Requirements, the applicant should provide an overall signage plan that can be adopted as part of the PDD.
19. Confirm the number of residential units requested and revise the narrative and/or application accordingly.

20. Confirm with Transportation and Mobility and Engineering that the proposed parking is acceptable as it appears they do not meet the UDLR minimum requirements. If acceptable, please include this in the PDD district request.
21. Confirm the travel lane widths proposed with your project. The existing 11-foot travel lane should remain.
22. Provide additional information on the proposed ballroom and meetings rooms. Will these be accessible to non-hotel guests or considered on-site capture only.
23. Please be aware that there is a Birch Road streetscape plan that you may want to reference. You can contact either Karen Warfel at kwarfel@fortlauderdale.gov or Ben Restrepo at Brestrepo@fortlauderdale.gov, both can provide you with a copy of the plan and invite you to the neighborhood meetings to discuss the plan.
24. Consider the following project design changes:
 - a. Consider providing additional retail space or walk-up units along Birch Road and Auramar Street.
 - b. Provide additional articulation along the Birch Road façade. The metal panels and glass curtain walls should be enhanced with additional higher quality materials and/or design.
 - c. To better accommodate pedestrian circulation, minimize pedestrian crossing(s) distance across VUAs by reducing curb cut widths at entrance/exit drive(s) to meet only the minimum standard width as required by Engineering. Consider reducing the amount of proposed curb cuts by combining service drives and back-of-house activities.
 - d. Consider redesign of angled loading zone spaces on Birch Road to reduce potential pedestrian conflicts.
 - e. Co-locating the service drives, valet or ride share locations on-site to minimize curb cuts.
 - f. Locate proposed bike racks closer to the building entrance or in a more secure location.
 - g. Provide and identify bike parking and bike storage on-site and floorplans with data for such information reflected on the data table.
 - h. Incorporate high-quality building materials and finishes under canopy areas to enhance the public realm experience, especially for the frontage along Birch Road and Auramar Street.
 - i. Consider an additional or enlarged opening at the proposed entrance of the hotel to emphasize the lobby entrance facing Auramar Street and Belmar Street. See images below.



25. Provide the following changes on the building floor plans and elevations:
 - a. Co-locate the proposed lobbies.
 - b. Co-locate the proposed back-of house functions.
 - c. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.



- d. Provide additional site section drawings that depict transition from pedestrian level and promenade to building at various points where there are grade changes.
 - e. Add active uses lining the parking garage to enhance the public realm (especially along the highly visible corner of Birch Road and Auramar Street).
 - f. Provide additional high quality building materials for the project, especially the lower levels. Ensure all materials will not be affected by the salty beach environment particularly use of metal and wood.
 - g. Provide detailed drawings for the ground level that depicts the location of ramps, stairs, and hardscape elements. Ensure ramps are depicted on the site and floor plans.
 - h. Ensure renderings match depicting building materials and patterns.
 - i. Stacking and additional floor area such as mezzanine levels will require Florida Building Code review and approval.
 - j. Clarify parking circulation and properly mark traffic directions.
 - k. Provide outline of adjacent buildings (indicate height in stories and approximate feet) and curb cuts to review for potential conflicts.
26. Provide vehicle turning radius template on a separate ground floor plan, include trucks, garbage, ride share, etc. Provide narrative including hours of anticipated deliveries, service pickups, etc.
27. Pursuant to ULDR, Section 47-37A.1, Intent and Purpose, incorporate site elements that create a sense of place and enhance the public realm experience. Focus should be given to creating view spots at various parts of the site where the general public can sit, view, and enjoy publicly-accessible spaces. Creative urban space elements should be explored that make the project unique compared to other developments in the City. Below are some visual examples of sense of place elements. Follow up discussion with staff is encouraged.





28. A valet parking agreement with the City shall be completed which includes: a legal description of the parcel where parking will be located and states the number of parking spaces which must be provided and that attendants will be provided one hundred percent (100%) of the operating hours of the use.
29. Pursuant to ULDR, Section 47-37A.6, Application requirements, describe those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project, describing said benefits and proposed PDD innovative characteristics. The following should be included:
 - a. Comparison of buildings heights and analysis of compatibility, including study of building orientation. Provide the benefits of the specific building form and design.
 - b. A zoning comparison table that clearly identifies all code requirements the applicant is seeking relief under the PDD request, including building height, side and rear yard setbacks, tower setback, and tower floorplate.
 - c. Include a column in the comparison table identifying significant, and recognizable public improvements that correlate to the requested relief as required under Section 47-37A.9.
 - d. Pursuant to ULDR, Section 47-37A.6, Application Requirements, provide a density analysis that compares the density for the proposed project to other development within the community, as defined in Section 47-37A.2.
 - e. Pursuant to ULDR, Section 47-37A.9, provide a response to each public improvement example (subsections A-G) on whether any of the items listed under the subsection are proposed for the PDD.
30. Pursuant to ULDR, Section 47-37A.7.D, Applicant will be required to process and record a Development Agreement for maintenance and other issues identified as part of the PDD including any assurance bonds. Given there is an existing lease agreement with the City, certain aspects of the development agreement may be addressed in the lease agreement. Further discussion with staff is recommended.
31. Pursuant to ULDR, Section 47-37A.13, applicant shall execute any necessary agreements, easements, or other documents related to the approval and implementation of the PDD. This includes but not limited to contracts, covenants, deed restrictions and sureties and bonds acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense. As previously stated, there is an existing lease agreement with the City certain aspects of the development agreement may be addressed in the lease agreement. Further discussion with staff is necessary.
32. Provide a detailed construction Phasing Plan, include specifics as to the items included. Be advised, improvements in the public right-of-ways will require revocable license agreements. Completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the City.
33. Pursuant to ULDR, Section 47-18.16, Hotel, hotel rooms shall be a minimum 120 square feet exclusive of bathrooms, closets, or similar appurtenances and hotel suites minimum of 450 square feet. Indicate the proposed hotel room sizes and include in the site data.
34. Pursuant to ULDR Section 47-19.2.Z, Accessory Structures, all rooftop mechanical equipment, stairs and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:



- a. Sheet E.31, Roof plan, indicate the location of all mechanical equipment with spot elevations of the mechanical equipment, parapet wall, and roof as well to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such. Screening must be 100% opaque.
35. Public access will be required for those portions of sidewalk, walkways, and promenade that are located within the project. Provide a separate sheet in the plan set that graphically depicts such areas.
36. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type and hotel room. 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>
37. Staff reserves the right to provide additional comments based on applicant's revised PDD plans and responses.

GENERAL COMMENTS

The following comments are for informational purposes.

38. 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.
39. If a temporary construction and/or sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan sheet to avoid additional review in the future.
40. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

4 February, 2023

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

RE: Review of Archaeological Impacts
UDP-PDD23001 619 Breakers Ave, Fort Lauderdale, Florida.
BCPA: 504201060230 2900 Belmar St [Birch Ocean Front Sub No 2 21-22 B Lots 1-3 Blk 13];
50420201060250 619 Breakers Ave [Birch Ocean Front Sub No 2 21-22 B Lot 4 Blk 13]

Trisha Logan,
In my capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced survey report in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2. P, *Fort Lauderdale ULDR* (Ft. Laud. ULDR) for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural, or archaeological value.

The subject parcel(s) are identified as Broward County parcel 504201060230 2900 Belmar St [Birch Ocean Front Sub No 2 21-22 B Lots 1-3 Blk 13] and parcel 50420201060250 619 Breakers Ave [Birch Ocean Front Sub No 2 21-22 B Lot 4 Blk 13]. The subject property(s) consists of 1.3^{+/-} acres of developed land located west of Breakers Avenue and north of Auramar Street and are located within the Fort Lauderdale Beach Barrier Island Archaeological Zone as well as the Birch Estates Historic District (FMSF 4462).

The land west of the eastern ROW of Birch Avenue consists of reclaimed wetland/swamp land constructed prior to 1945 and made of fill, partially deposited from the earlier dredging of the Intracoastal Canal. At the same time and naturally occurring slough which extended north-south between Breakers Avenue and N. Atlantic Avenue was filled. This slough and the eastern dunes protected the western barrier island from the ocean and provided refuge and resources for early the native populations. Therefore, the areas east of Birch Boulevard and in vicinity of the natural slough are considered to contain potential for archaeologically sensitive (AHC 2018).

A review of the FMSF indicates the subject parcel(s) are located within the Birch Estates Historic District (8BD4462) (non-designated; 1946-1957) and contains two historical resources: 2900 Belmar Street (contributing) and 619 Breakers Ave (contributing). No archaeological resources have been previously recorded in the subject parcel(s), however, no systematic archaeological survey has been conducted of the subject parcel(s).

Opinion

Prior archaeological investigations in southeast Florida demonstrate that archaeological deposits can remain intact beneath contemporary and historic developments, particularly where piers / piles and slab foundations have been utilized.

The proposed development, specifically primary and secondary ground disturbances caused during demolition / construction and installation of buried utilities and surface features may encounter previously undocumented cultural resources.

Recommendation

In capacity as the City's archaeological consultant, it is my recommendation that as condition of approval, a Phase I archaeological survey/monitoring plan should be developed, the purpose of which will be to provide archaeological testing in the northeast of the parcel prior to development/ground disturbance activities, and to permit archaeological monitoring off all ground disturbance activities for the duration of the development.

1. The survey should be undertaken by a professional archaeologist who meets the professional standards set forth in 36 CFR Part 61.
2. The survey should be performed in accordance with Chapter 267, *Florida Statutes* and Section 47-25.2.P, and conform to the standards set forth in Chapter 1A-46, *Florida Administrative Code*, and Module Three Guidelines and the Secretary of the Interior Professional Standards and should include close-interval shovel testing in all areas of the subject property where ground disturbance is anticipated. Shovel tests should conform to the *Guidelines* standards and positive shovel tests should be bounded to determine horizontal limits of any cultural deposits within the subject property.
3. Monitoring of all demolition ground disturbances for the purpose of observing, record, and collect *significant* archaeological discoveries as deemed by the archaeologist. The archaeologist shall be empowered by the owner / owner's agents to halt ground disturbance activities if a significant discovery is made and until said discovery can be systematically excavated. The archaeologist shall notify the City's preservation staff within 24 hours said discovery.
4. Upon completion of monitoring work, and at the discretion of the archaeologist, based on monitoring observations and discoveries, judgmental shovel testing should be performed within the area of disturbance to determine potential for buried, intact cultural features beneath prior development.
5. Upon completion of the survey/monitoring, a survey report should be submitted to the City's Historic Preservation Planner (Trisha Logan, tlogan@fortlauderdale.gov / 954-828-7107) for review of completion, prior to final developmental approval. The work should conform to the standards set forth in Chapter 1A-46, *Florida Administrative Code*, and Module Three *Guidelines*. The report should include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed, or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.
6. 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.

Please contact me if you have any questions regarding these comments.

Regards,




Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.
Ref:

- Adams, William R., Sidney Johnston, Stephen A. Olausen
1989 Historic properties survey of Fort Lauderdale, Florida. Sponsored by the City of Fort Lauderdale,
- AHC (Archaeological and Historical Conservancy, Inc.)
2018 A Phase I Cultural Resource Assessment of the Bayshore Hotel Parcel, Fort Lauderdale, Broward County, Florida. Archaeological and Historical Conservancy, Inc. D Davie, Florida. Technical Report 1206, Project Number 2018.189. November 2018. Report to Borges Architects and Associates.
1995 An Archaeological Survey of Southeast Broward County, Phase 3. Report from AHC, Inc to the Broward County Planning Office. FMSF Report number 4075.
- BCPA (Broward County Property Appraiser)
2023 <https://bcpa.net>
- CAHR (Coastal Archaeology & History Research, Inc)
2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the Broward County Development Management Division. On File CAHR, Inc. California, MD.
- FMSF (Florida Master Site File)
2023 FMSFWeb
- USDA (United States Department of Agriculture)
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