



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 28, 2023

**PROPERTY OWNER /
APPLICANT:** Broward County Board of County Commissioners

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

PROJECT NAME: Gallery at Flagler Village

CASE NUMBER: UDP-S23006

REQUEST: Site Plan Level II Review: Mixed-Use Development with
263 Multifamily
Residential Units Inclusive of 150 Affordable Residential
Units and 2,500
Square-Feet of Commercial Use in Downtown
Regional Activity
Center

LOCATION: 600 N. Andrews Avenue

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-S23006

CASE COMMENTS:

Please provide a response to the following:

1. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
2. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
3. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
4. Show that the openings in the exterior walls adjacent to the North property line meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. 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-S23006

CASE COMMENTS:

Please provide a response to the following.

1. Obtain Water and Sewer Service Availability from the City's Public Works – Engineering Department.
2. Prior to issuance of building permit, the Applicant must provide proof that the 15-foot alley vacation is in full force and affect in accordance with ordinance no. C-06-17.
3. Prior to issuance of final Certificate of Occupancy, applicant shall record a 9-foot Right-of-Way dedication or permanent Right-of-Way Easement along east side of N Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan as approved by BCHCED.
4. Prior to issuance of final Certificate of Occupancy, applicant shall record a permanent Sidewalk Easement as appropriate along north side of NE 6th Street to accommodate portion of 5-ft pedestrian clear path located beyond public Right-of-Way Easement dedication.
5. Prior to issuance of Certificate of Occupancy, 10' x 15' (min.) utility easements dedication shall be recorded for the proposed 4-inch water meter and first manhole on private property.
6. Prior to issuance of final certificate of occupancy, applicant shall coordinate a Maintenance Agreement with the City for property frontage along NE 6th Street and NE 1st Ave. Proposed special improvements for this project within adjacent City right-of-way to be maintained in perpetuity by property owner include: pedestrian lighting, curb and gutter, valley gutter, landscape, structural soil, irrigation, root barriers, pedestrian lighting, paver driveways, and specialty paving sidewalks as depicted on maintenance exhibit. Perpetual maintenance of newly constructed exfiltration system within adjacent City Right-of-Way will typically revert to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
7. Prior to issuance of final Certificate Occupancy, applicant shall coordinate an ancillary Maintenance Agreement with the City for property frontage along N. Andrews Ave (County jurisdiction). Proposed special improvements for this project within adjacent County right-of-way to be maintained in perpetuity by property owner include landscaping and structural soil and irrigation.
8. Prior to issuance of Building Permit, applicant shall revise Landscape and Civil plans to provide minimum 1' horizontal clearance for root barrier between proposed trees and proposed storm drain infrastructure (within the adjacent NE 1st Ave R/W) and proposed water/sewer service connections.

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



Case Number: UDP-S23006

CASE COMMENTS:

Please provide a response to the following: and update plans and provide a narrative with a written response for each comment. Per the plans that were updated 1/20/2023

Comment 1

Provide elevations of ground floor (first floor) **Sheet A2.0 date on plans 1/20/23** 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. (See attached sheet A2.0)

Finish Floor Elevation should meet BFE 6' + 1' Freeboard = 7' NAVD 88. The preliminary flood maps show panel 369J with a base flood elevation of 6' + 1'=7' NAVD 88 NAVD

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: **Civil Sheet C-2 date on plans 08-24-2023 and Sheet A4.0 Elevations date on plans 1/20/2023), Sheet A4.1 Elevations (date on plans 1/20/2023)**

The 2014 Flood insurance Rate Maps (FIRM), 369H, AH, (BFE 6' NAVD)

Show the following finish floor elevations (FFE) of all enclosed rooms on first-floor elevations.

Comment 2 (Civil Sheet C-2 date on plans 08-24-2023 shows elevation of finish floors below BFE + 1) (See attached Sheet C-2 date on plans 08-24-2023)

(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**

Proper flood venting 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 7' 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 3 (Sheet SP-1 Date on plans 1/20/2023)

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

- Delineations of flood hazard areas
- Flood Zones (369H), (BFE 6" NAVD 88) & (AH), (2014 FIRM)
- Flood Zones, (369J), (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 elevations shown on the preliminary maps then we will be requiring that the new BFE 6' + 1 = 7' NAVD 88 will need to be met for all finish floor elevations (FFE).

(Code of Ordinances, Chapter 14),

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

Comment 4

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?nodeld=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



DRC-Plans-Gallery at Flagler Village

[5] A2.0 (5 of 59) - | + 25%

1ST LEVEL PLAN
SCALE: NTS

PRELIMINARY DESIGN FOR
THE GALLERY AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC
Architects, P.A.
2005 N.W. 59th Street, Fort Lauderdale, FL 33309
954-216-8900

A2.0
374

Sheet A2.0 date on plans 1/20/23



Case Number: UDP-S23006

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. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. The underground utilities in conflict with the root growth area of the trees to be shifted out of the CU Structural Soil.

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-S23006

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23006

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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Solid waste collection shall be from a private loading area.
7. Confirm where the collection will take place within the site.
8. Indicate how trash and recycling collection will take place at the site.
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-S23006

CASE COMMENTS:

1. At Traffic study is required. Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted, and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. 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.
3. To improve pedestrian visibility from vehicles exiting the driveways, draw a 10' X 10' triangle at the driveway from the back of sidewalk and keep that area clear of any visual obstructions such as walls, planter boxes taller than 32 inches etc.
4. 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.
5. According to the Broward County Trafficways plan this site is required to dedicate 9 feet of property towards the public right of way. This dedication is meant for the movement of either pedestrians, bicyclist, or vehicles. The proposed planter boxes to meet the site landscape requirements must not be within this dedication.
6. Provide a minimum of 10 feet wide on **Andrews 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. The current plan only provides 7' 4" clear.
7. 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.
8. 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.
9. 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-S23006

CASE COMMENTS:

Please provide a response to the following:

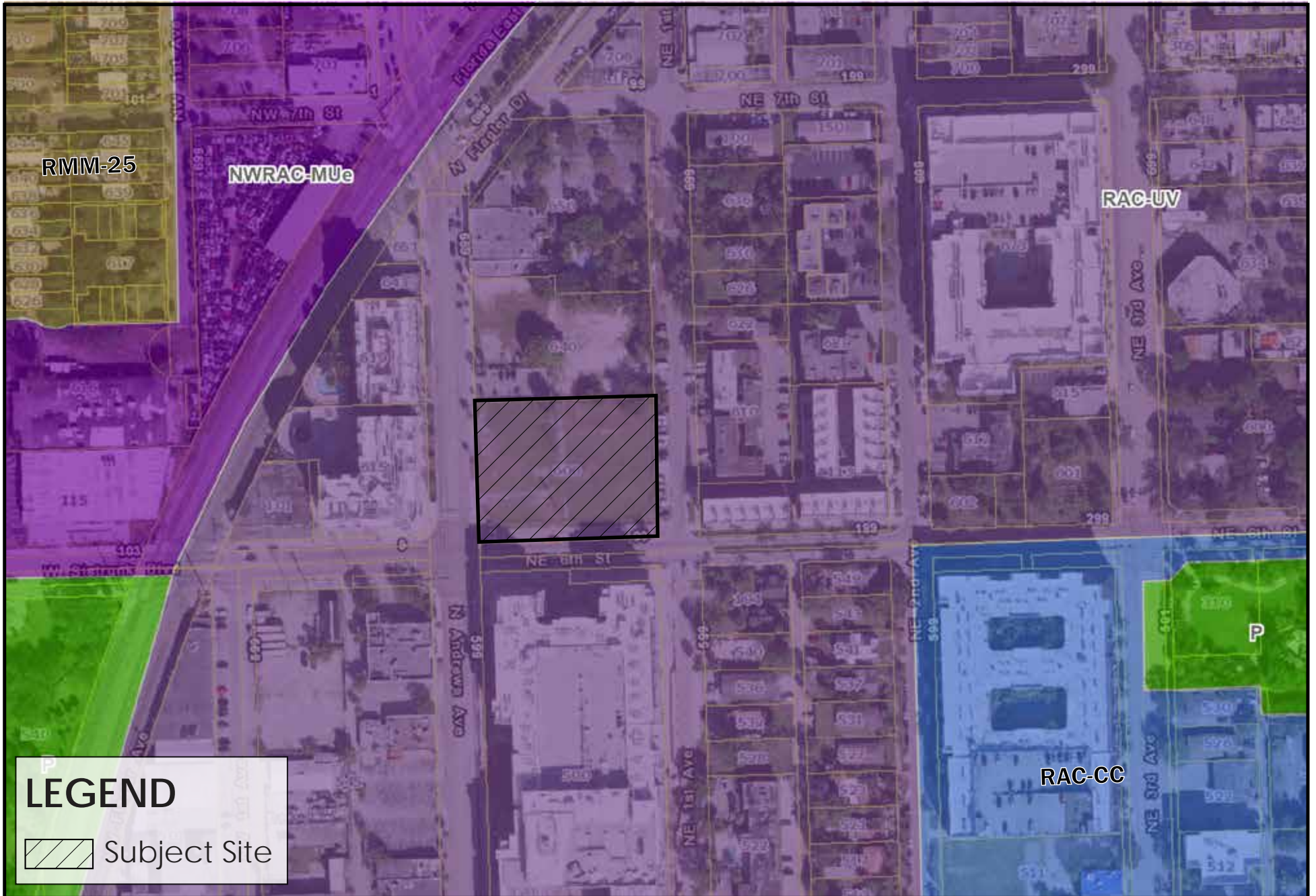
- 1) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation subject to the approval and allocation of flex units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
- 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, on or before August 3, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
- 3) Per Section 47-13.20.J.-Downtown RAC review process and special regulations, in the event a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission if the alternative design meets the overall intent of the Downtown Master Plan.
 - a. Submit separate deviation narrative describing how the development meets the intent of the Downtown Master Plan
 - b. Provide a deviation chart comparing code section requirements verses the requested deviation(s)
 1. Expanding the setback deviation along 6th avenue, to include the 13th floor thru the 16th floor,
 2. Increase the maximum floor height from 12 floors to 16 floors,
 3. Moving the podium height from the 6th floor to the 7th floor; and
 4. Increase the maximum floorplate size for of the 13th floor thru the 16th floor.
- 4) Pursuant to ULDR Section 47-28.3.D, the proposed project requires allocation of residential flex units on commercial land use designated parcel. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of flex units and include the flex unit request in the application project narratives. Clarify in the narrative that per ULDR Section 47-28.3D that the proposed project in in conformance and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Future Land Use Element.
- 5) 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 Planning and Zoning Board 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. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 6) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 7) Provide the following changes on the site plans:
 - a. Update floor level labeling of Sheet A2.2a from "4RD" to "4TH".




- 8) 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.

GENERAL COMMENTS

- 9) Please note any proposed signs will require a separate permit application.
- 10) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 11) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



LEGEND

 Subject Site

UDP-S23006 - Gallery at Flagler Village - 600 N. Andrews Avenue

