



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** April 11, 2023

**PROPERTY OWNER /  
APPLICANT:** Fort Lauderdale 8th Avenue Hotel, LLC.

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

**PROJECT NAME:** 100 SE 8th Ave Hotel

**CASE NUMBER:** UDP-S23013

**REQUEST:** Site Plan Level II Review: 169-Room Hotel in Downtown  
Regional Activity Center

**LOCATION:** 100 SE 8th Avenue

**ZONING:** Regional Activity Center - East Mixed Use District (RAC-  
EMU)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Karlanne Devonish



Case Number: UDP-S23013

**CASE COMMENTS:**

Please provide a response to the following:

1. Reference the Florida Building Code 7th edition on plan for the proposed development.
2. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
3. Show provisions for either open or closed interior parking per the 2020 FBC 406.5 or 406.6.
4. Specify height and area compliance per Chapter 5 of the 2020 FBC.
5. Provide building construction type designation per Chapter 6 of the 2020 FBC.
6. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
7. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
8. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
9. Designate transient logging guest room in accordance with the FBC Accessibility 224.
10. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
11. Show that the openings in the exterior walls on the North and East Elevations 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](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](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-S23013

**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 7.5' permanent Right-of-Way Easement or dedication along north side of NE 2nd Street, to complete half of 50' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- B. Provide permanent Sidewalk Easement as appropriate along east side of SE 8<sup>th</sup> 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; show / label delineation in the plans.
- C. Provide permanent Sidewalk Easement as appropriate along north side of SE 2<sup>nd</sup> 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; show / label delineation in the plans.
- D. 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 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 4 inch domestic meter requires a min. 10' x 15' easement (Vault centered in the 10' x 15' portion) extending to the R/W Line. No private utilities, trees, etc. will be allowed in the proposed easement. Where it is currently located it will not fit.
  - b. The 4" domestic meter needs an 8" x 4" tap.



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. 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.
5. The existing catch basin at the corner of SE 8<sup>th</sup> Avenue and SE 2<sup>nd</sup> Street shall be relocated to the proposed valley gutter system along SE 8<sup>th</sup> Avenue.
6. The center of road shall remain due to the effects of the south bound travel lane along SW 8<sup>th</sup> Avenue alignment.
7. North bound may be reduced to the proposed 10' as long as the center road reduction of lane width remains consistent. Therefore, please propose stripping at bridge to maintain a typical section along SE 8<sup>th</sup> Avenue north bound.
8. Bike racks shall not be located within the city right of way. Revise accordingly.
9. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out,, drainage, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
10. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
11. Depict existing sidewalk adjacent to the development SE 8<sup>th</sup> Avenue and SE 2<sup>nd</sup> Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
  - a. Sidewalk layout on civil plans shall be consistent with all applicable plan sheets.
12. Civil sheets shall show the proposed crosswalk connection to the property located west of the development.
13. 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.



14. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within the garage for truck access.
15. Sheets A-2.1 & A-2.4 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
16. Provide and label typical roadway cross-sections for the proposed development side of SE 8th Avenue and SE 2nd 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.
17. Continue concrete sidewalk across SE 8th Avenue and SE 2nd Street driveway access point; design SE 8th Avenue and SE 2nd Street driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at City's website.
18. 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.
19. 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.
20. For all levels in the parking garage:
  - a. 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.
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.
  - a. Label pre and post stage elevations for clarity.



23. 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).
  - a. Label pre and post stage elevations for clarity.
24. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing 6" water main pipe within adjacent SE 8th Avenue Right-of-Way (per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
25. 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.
26. 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-S23013

**CASE COMMENTS:**

Please provide a response to the following:

1. Structure is currently located in AH 5 flood zone. Minimum finished floor elevation is 6 ft NAVD.
2. C-5/ C-6: Plans state FFE of 6-9 ft NAVD. Please show where FFE increases to 9.0 ft NAVD.
3. Floodproofing details will be required prior to approval.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone show property will become AE 6.
2. Additional comments may follow pending submittal of complete plan set.



Case Number: UDP-S23013

**CASE COMMENTS:**

Please provide a response to the following.

1. Streetscape Design Guidelines for local streets does not appear to be followed for this proposed development. Street trees are required in a 5 feet landscape strip between the parking stall and the 7 feet wide clear path sidewalk. SE 8<sup>th</sup> AVE appears to be a highly traffic use area, the proposed on-street parking may be a visual impairment thus creating situations of difficulty to those exiting the site. Please investigate removal of the on-street parking and providing additional landscape area and materials. Otherwise please provide street trees within the 5 feet minimum landscape strip between the parking stalls and public realm of the sidewalk. Shade tree street trees require a minimum 12 feet lateral clearance to a structure, possible modification of the site structure overhang may be required, please provide measured clearance on Landscape plan.
2. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 7 feet canopy clearance and provided on 30 feet centers within the curb, minimum height is 16 feet OA. When overhead utilities exist, required street trees may be small maturing trees provided on 20 feet centers. Small maturing trees require a minimum 7 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio.
  - a. Narrative mentions of the overheads being placed underground, please include those that cross over to the west side of SE 8<sup>th</sup> AVE.
  - b. With the overheads being placed underground there is an existing pole to the north within 30 feet of the proposed Gumbo Limbo street tree, change of species may be required. Please demonstrate the lateral measurement from trunk of tree to utility pole.
  - c. Please demonstrate transition of sidewalk from this site to the existing sidewalks, repositioning of amenities in the right of way may be needed for the streetscape.
  - d. With a repositioning of the utilities along SE 2<sup>nd</sup> Street and beginning the street tree closer to the service drive along with shifting the west street tree closer to the corner palm(same distance as SE 8<sup>th</sup> AVE), overcrowding the two street trees would be illimited and provide a consistent and cohesive view of the corner.
  - e. Sidewalk width measurement not to include the minimum five feet landscape planting pit located between parking stall and public realm of the sidewalk.
  - f. Please provide the 7 feet minimum width of the public realm of the sidewalk straight without undulating.
3. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Appears the proposed location of utilities is creating conflict with proper placement of the street trees, please shift the utilities. Please demonstrate measured distance between the outside edge of the underground utilities and edge of trunk on Landscape plan.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at





<http://www.hort.cornell.edu/uhi/outreach/index.htm#soil>The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide detail of product of use for root development under paved areas.

5. Shade trees such as Green Buttonwood require a minimum horizontal clearance from a structure of 15 feet. Section 47-21.9.F.1. Please show measured distance from tree trunk to site and neighboring structure.
6. Green Buttonwood proposed along the east property line as in a hedge will need to be maintained at a height not to exceed 10 feet. Section 47-19.5. Materials proposed to count towards replacement mitigation are those that are not above grade, under a structure, and or maintained as a hedge or topiary.
7. 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. Please provide mitigation in both equivalent replacement along with equivalent value and how it is to be fulfilled. In providing the equivalent value, the Department will allow an over abundance of equivalent value of a category to work towards a deficiency for another category to determined if and what a payment into the Tree Canopy Trust Fund may be.
  - b. Please provide the condition ratings in percentage form on the tree disposition sheet.
  - c. Palms to count towards replacement mitigation are to have a minimum 8 feet clear trunk height.
  - d. Please note that mitigation is done differently for Royal palms than other palms.
8. 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. Please show light fixtures with measured distance to the tree on the Landscape plan.
9. There is a portion of on-site VUA that is uncovered, please provide within the Landscape Criteria Legend VUA requirements and how the proposed installation is meeting code requirements of Section 47-21.12.
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-S23013

**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 areas 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-S23013

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
4. Containers: must comply with 47-19.4
5. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
6. Solid Waste charges shall be included in the monthly lease with Sanitation account for property under one name (Commercial).
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
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. Trash Room services will be handled by the private collector, Trash Room services will be done on site personnel, or Trash Room services will be done by custodial staff.
10. Submit a Solid Waste Management Plan on your letterhead containing the 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](mailto: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-S23012

**CASE COMMENTS:**

1. Provide a mid-block crosswalk analysis following FDOT TEM and MUTCD standards for the proposed crosswalk on SE 8<sup>th</sup> Ave. The midblock crosswalk should have the following:
  - a. upgrade all curb ramps at SE 8<sup>th</sup> Avenue to meet ADA standards.
  - b. The applicant shall furnish install post-mounted W11-2 (Pedestrian) sign with a diagonal downward arrow (W16-7P) plaque with Rectangular Rapid Flashing Beacons (RRFB) consisting of two, rectangular- shaped yellow indications, each with a light-emitting diode (LED)-array-based light source at each end of the crosswalk for the crosswalk on SE 8<sup>th</sup> Avenue.
2. The roadway alignment on SE 8<sup>th</sup> Ave is being shrunk along the property show how the roadway alignment will tie back into the roadway north and south of your site. Some pavement areas just north and south of your site may need additional pavement markings.
3. Provide a minimum of 7 feet wide on **SE 8<sup>th</sup> Ave and SE 2<sup>nd</sup> St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
4. All parking must be provided in accordance with the 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.
5. Handicap parking stalls are not identified in the plan sets. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Sheet A-1.2 shows a 3% slope, revise the plans so that the slope is no greater than 2%.
6. 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. The minimum stacking requirements from the from SE 21<sup>st</sup> St and SE 20<sup>th</sup> St are not being met. According to Section 47-20.5.C.d You may request this stacking requirement to be reduced For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer, architect or landscape architect or American Institute of Certified Planners certified planner which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
  - i. A deceleration lane will be located at the driveway, or
  - ii. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or
  - iii. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.



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.
8. 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. It's not clear how the dumpster will be serviced.
9. 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.
10. 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.
11. The proposed bicycle parking on SE 8<sup>th</sup> Ave should be parallel to the avenue to prevent bicycles from protruding into the sidewalk.
12. 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-S23013

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (DRAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed development application is subject to either: (1) a 30-day review period by the City Commission, or (2) approval by the City Commission for proposed deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-6162).
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
5. Provide the total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.
6. 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.
7. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before July 15, 2023, or within 180 of completeness determination if the City Commission request to review the application, on or before September 13, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application



and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.

8. Provide the following changes on the site plan:
  - a. The ground level building frontage is recessed back to accommodate vehicular use, which results in vehicular movement being more pronounced than pedestrian. Consider consolidating the curb cuts and providing pedestrian focus in the entrance area that enhances the pedestrian experience.
  - b. Consider relocating the loading area away from residential property to the east to avoid adverse impacts such as noise.
  - c. Provide the floorplate size for the tower portion of the building.
  - d. Provide dimensions from the face of the podium to the face of the tower.
  - e. Verify with the Building discipline if the proposed door openings toward the adjacent property to the north meets fire safety requirements.
9. Provide the following changes on the elevation sheet(s):
  - a. On sheet A-2.1 for the west elevation, identify the mechanical equipment(s). Provide parapet height. Provide a spot elevation sheet.
  - b. Provide additional details about the pedestrian connection or entrance on the south side.
  - c. Label on the elevation sheets identifying the wood finish material under the canopy.
  - d. Provide detail drawings for garage screening on elevation sheet A-2.2. Clarify if the materials are metal panels, or perforated metals, or combination of both. Provide real life application of these materials on other projects.
  - e. Update the elevations to match the renderings to ensure the materials are the same graphically and accurately represent the project.
  - f. Clarify if the art/graphic wall is scored or stucco.
  - g. Provide more details on all the architectural materials and elements on all the elevation sheets.
10. For the transition zone, show the dimensions of the entire width of the property or block and label "block" to better identify how the transition zone requirements are met.
11. Provide the dimensions of the balcony. Balconies can encroach no more than three feet into the stepback pursuant to the Downtown Master Plan. Balconies that extend more than three feet will require City Commission approval as a design deviation request.
12. The applicant should reconsider the design of the amenity decks and terraces, which are facing east toward the existing residential uses and may result in negative impacts to the residential neighborhood. Modifications should be considered to mitigate adverse impacts such as light and noise. Potential design options include reorientating, relocation, or reducing the amenity deck and terraces. Applicant should demonstrate that any redesign will not impact the adjacent neighborhood.
13. Blend the air conditioning ventilation grills, located on the building elevations, into the overall architectural design to blend better with the building design and elements.
14. Enhance the building corner and/or building entrance area with more variation in building design to create a stronger architectural identity and expression with significant projections, change in materials, or other design technique.
15. Enhance the tower top with a stronger, more dramatic angle(s).





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

Principles of Building Design Standards

- a. B-2: Framing the Street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover green perimeter.
- b. B12: Encourage pedestrian shading devices of various types.

Refer to the attached DRT at the end of this Comment Report for more information.

17. Provide the dimensions on the street cross section plans pursuant to the Downtown Master Plan.
18. Provide an open space diagram that depicts the various open space requirements per ULDR Section 47-13.20.E. Vehicular areas cannot be included in the calculations and open space areas on the amenity levels must be accessible to qualify. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space.
19. Additional detail drawings are needed. At a minimum, the following should be included: street cross sections, close-up detail elevations for the lower levels specifically in areas where there is a grade change with stairs and ramps, building corners, screening materials, railing, etc. Provide images of the products in real life applications and specifications. Provide close-up architectural detail of the ground level to better understand design. Provide pedestrian perspective along NE 8<sup>th</sup> Avenue and south façade.
20. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
- a. Provide detail drawings(s) with spot elevations of the parapet wall and roof level as well as top of mechanical equipment to verify adequate screening of roof mounted equipment.
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
  - c. Ensure the screening material is made of durable material.
  - d. Provide screening product material including images or pictures of actual application of such.
21. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.
22. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the southwest portion of the site or near the entrance.



### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, contact the project planner Karlanne Devonish (Email: [kdevonish@fortlauderdale.gov](mailto:kdevonish@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
2. Additional comments may be forthcoming at the DRC meeting.



# DESIGN REVIEW TEAM (DRT) COMMENTS

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

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

<b>CASE NUMBER:</b>	UDP-DRT23002	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	100 SE 8 <sup>th</sup> Ave Hotel	
<b>PROJECT ADDRESS:</b>	104 SE 8 <sup>th</sup> Avenue	
<b>REVIEW DATE:</b>	03/16/2023	
<b>CASE PLANNER:</b>	Karlanne Devonish	
<b>CONTACT INFORMATION:</b>	954-828-6162	

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

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



B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	X			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.		X		
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types.		X		
B13	Encourage balconies and bay windows to animate residential building facades.			X	
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor			X	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				X
B19	Mitigate noise pollution.				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.	X			
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).	X			
<b>QUALITY OF ARCHITECTURE</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.		X		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors	X			
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored		X		
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.	X			



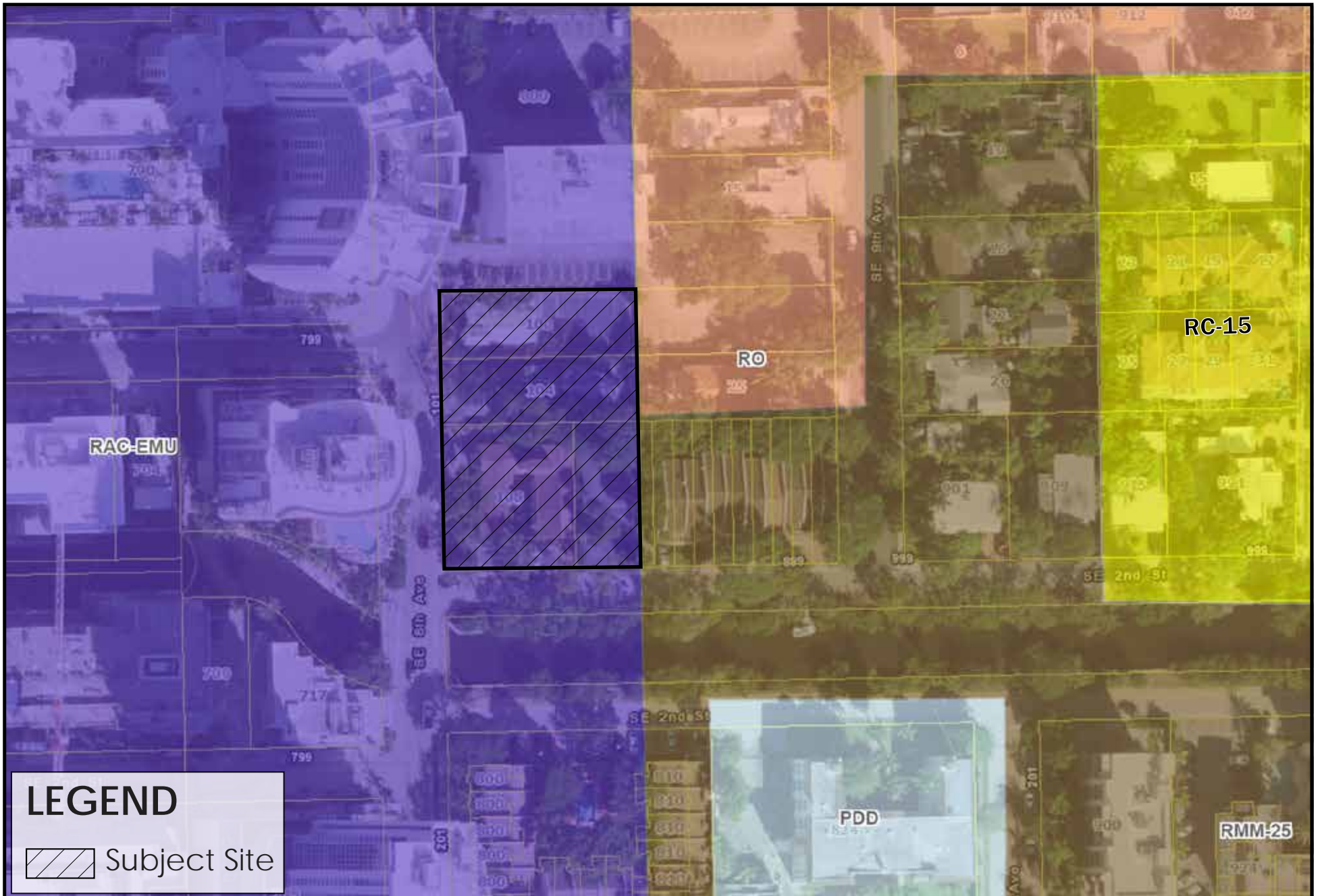
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	X			
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the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

**INSTRUCTIONS:** Choose applicable character area:


<b>CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>1A *ULDR*</b>	Frame street with appropriate streetwall height: Shoulder: 9 floors max			X	
<b>1B *ULDR*</b>	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			X	
<b>1C *ULDR*</b>	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.			X	
<b>CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>2A *ULDR*</b>	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.	X			
<b>2B *ULDR*</b>	Maximum building height of 30 floors.	X			
<b>2C *ULDR*</b>	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings up to 30 floors: 12,500 GSF floorplate max.	X			
<b>CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
<b>3A *ULDR*</b>	Frame street with appropriate streetwall height: 6 floors max			X	
<b>3B *ULDR*</b>	Townhouses are a suitable option, especially on alley blocks.			X	
<b>3C *ULDR*</b>	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max.			X	



	<p>-Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot setback on portion over 6 floors: 10,000 GSF floorplate max.</p> <p><i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i></p>				
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE INFORMATION NEEDED
T2	Discourage land uses that are incompatible with transit and walkability.			X	
T3	Encourage pedestrian connections to transit stops and bike parking.				X
T4	Encourage bike connections to transit stops and bike parking.				X
T5	<p>Parking consistent with TOD Principles:</p> <p>Encourage structured parking with screening or liner building if parking provided. <b>Yes</b></p> <p>Surface parking should be configured into smaller lots rather than one large lot. <b>N/A</b></p> <p>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. <b>N/A</b></p> <p>Parking should not face onto plaza or park space of any transit station. <b>N/A</b></p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles. <b>No</b></p>				
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				X
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.			X	
T8	Encourage green buildings, green site design and green infrastructure.				X
T9	Create attractive, active and safe multimodal systems.				X



**LEGEND**

 Subject Site

UDP-S23013 - 100 SE 8th Ave Hotel - 100 SE 8th Avenue

