



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 25, 2023

**PROPERTY OWNER /
APPLICANT:** Joan D. Lafferty Trust, 4451 Associates, 3921
Associates, and 2107 Associates

AGENT: Jeff Burns, c/o Andrews Apartments, LLC.

PROJECT NAME: The Era

CASE NUMBER: UDP-S23015

REQUEST: Site Plan Level II Review: Mixed Use Development
Consisting of 330 Residential Units, 70 Affordable Units,
and 2,453 Square-Foot of Commercial Use with
Associated Parking Reduction in the South Regional
Activity Center

LOCATION: 2125 S. Andrews Avenue

ZONING: South Regional Activity Center - South Andrews West
(SRAC-SAw) and South Regional Activity Center -
South Andrews East (SRAC-SAe)

LAND USE: South Regional Activity Center

CASE PLANNER: Tyler Laforme



Case Number: UDP-S23015

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on construction type and building separation per Tables 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
9. Locate accessible parking on an accessible route where users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle per Section 502.3 of the FBC Accessibility volume.
10. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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Prior to DRC sign-off, please provide updated plans and written response to the following review comments:

1. 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:
 - b. Provide 10' x 15' (min.) permanent exclusive Utility Easement for any 6 Inch or larger grounded water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); Other utilities, stair steps, and any other proposed structure/improvement shall not encroach said easements.
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
3. Provide disposition of all the existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc. Clearly indicate if existing wood power poles and streetlights on south side of SW 21st St will be removed, or if they will be relocated and where to. Disposition of an existing catch basin on north side of SW 22nd St shall be clearly depicted.
4. 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.
 - a. Provide no objection letter from Broward County for the removal of the existing parking lane along S Andrews Avenue.
 - b. Proposed pedestrian ramps at intersections must be aligned with existing access points across the street. Please show alignment and existing ramps on engineering plans.
 - c. Provide pavement marking, signage and striping plan.
5. Include typical roadway sections adjacent to the proposed development along South Andrews Ave, SW 21 St and SW 22 St at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement as applicable for this project.
6. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building



- elevation / section details, as appropriate. Label vertical clearance above public access sidewalks where applicable.
7. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
 8. 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. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
 9. For parking lot layout:
 - a. Show and label typical parking stall width/depth. 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.
 - b. Disabled parking accessible path should not be leading to a ramp or sloping grade greater than 2%.
 10. On conceptual Water and Sewer Plan specify the existing service connections to water and sewer infrastructure to be removed and/or modified, indicate sizes and material.
 - a. Water connections larger than two inches in diameter must be removed and capped closer to main.
 - b. All sanitary sewer connections must be sealed off with a sectional liner at the main. Connections six inches and smaller must be capped, connections larger than six inches must be removed.
 11. 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. Show pipe inverts and catch basin rim elevations for proposed drainage.
 12. Drainage mitigation and off-site drainage calculations are required for any impacts within the adjacent City Right-of-Way such as changes to flow direction, 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.
 13. Depict proposed building doors and provide sufficient grades/details on grading plans to verify pedestrian accessibility.
 14. Drainage calculations will be reviewed in the upcoming submittal once additional details and sections are provided as requested. 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.
 15. 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 the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.



16. Show and label all existing and proposed utilities (utility type, material and size) on 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.
17. 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.
18. Due to the increase demand of traffic on SW 21st St, please provide an asymmetrical cul-de-sac at the western end. Cul-de-sac design should have a 35 ft minimum roadway radius.
19. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

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



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CASE COMMENTS:

Comments may be forthcoming.



Case Number: UDP-S23015

CASE COMMENTS:

Please provide a response to the following.

1. Within the design guidelines for the SRAC-SA on sheet 3.6 (ROW without Median), the wording indicates that a bulb-out is to be after every two parking stalls and that small shade trees or ornamental trees to be located within the sidewalk and spaced at the intersection of every parking space. Being that the small maturing tree is located within the sidewalk and that it talks about every parking space in the single form. It is the Department's understanding and position that a tree is to be located adjacent to each parking stall as well as the landscape area of the bulb-out after every two parking stalls. Please provide the landscape area of bulb-outs after every two parking stalls and a small maturing shade or ornamental tree adjacent to each parking stall along SW 21st Street and SW 22nd Street.
2. Within the SRAC-SA design guidelines suggest the shade trees be installed at a height of twenty feet, spread of eight feet, on thirty feet spacing, the Department will support a minimum height of sixteen feet with seven feet canopy height clearance. Small maturing and ornamental trees, please provide with a minimum seven feet canopy height clearance with a preferred canopy of sixty percent to trunk of forty percent ratio – fifty to fifty percent canopy to trunk ratio acceptable.
3. Please shift the palms at the intersections closer to the corners as to design guidelines and that additional street trees and or landscape materials may be provided.
4. Please provide FDOT line of sight at SW 22nd Street and SW 21st Street and Andrews AVE. Adjustments to street trees may be required. If a bus stop is to be proposed, please try to coordinate it towards SW 22nd Street. Having the bus stop within a larger swath of the line of sight, other areas are more than likely to have street trees.
5. 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. Please illustrate all utilities and label the horizontal clearance from tree trunk to edge of utility on the landscape plan.
6. There is an existing 6-inch PVC water main along SW 22nd Street creating conflict with required shade trees for within the landscape areas of the bulb-outs. This water main appears to only service an existing fire hydrant towards the western end of the site. Please investigate and provide an alternative means to provide service to this fire hydrant whereas proper placement of the shade trees may be obtained.
7. Previous project located at 1710 South Andrews AVE, the County did not approve changing the present condition of the roadway by providing landscape area between the public realm of the sidewalk and the travel lane. Please provide the streetscape as to the theme already set in place at 1601 South Andrews AVE.
8. For safety and visibility of oncoming traffic adjacent to the ingress/egress driveway on SW 22nd Street, it may require removal of parking stalls. Please allow streetscape materials to be provided if parking stalls are removed.
9. The minimum planting pit for trees in the sidewalk is five by five feet, sheet L-210 indicates four by four. Please do not include the planting pit with the Addapave area within clear path of the sidewalk width measurement. Also, doors opening into the clear path of the sidewalk creating pinch points, may need adjusting.



10. Please correct inconsistencies between trees provided on calculations list as to species provided and those indicated on planting plan. Example Andrews AVE, street trees on planting plan are the 2 PD and 7QV – Landscape Calculations list shows 2 PD, 7 cd, & 2 QV.
11. While shade trees require a minimum of 15 feet from a light pole, small maturing trees and palms horizontal clearance may be reduced.
12. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
13. Additional comments may be forthcoming after the next review(s) of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



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CASE COMMENTS:

Please provide a response to the following:

1. 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. 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.
9. Emergency communication devices should be placed in the parking garage, pool/fitness center, and common areas. These should be easily identifiable and accessible.
10. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
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. First Responders should be notified of entry access codes and procedures.

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.



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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. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate the property.
6. The alley must be thru paved and free of overhead obstructions unless truck turnaround is provided. No Backing.
7. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen 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.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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CASE COMMENTS:

1. Traffic study and parking study have been received.
2. The trip generation for the apartment building should be multifamily housing mid-rise instead of multifamily high-rise apartments. Please adjust the study.
3. Additional comments for the traffic study will be sent when the review is completed.
4. Please provide a cost estimate for the proposed improvements in year 2026
5. Andrews Ave is part of the Broward Count Trafficways Plan and has an ultimate right of way of 106', this site will be required to dedicate 3' to the Broward County right of way.
6. There ADA pedestrian are curb ramps being proposed at the intersections of SW 21st St & Andrews Ave, and SW 22nd St & Andrews Ave, Is the intent to allow pedestrians to cross Andrews Avenue at these two intersections? If so, then a midblock crosswalk warrant analysis must be included as part of the traffic study following the FDOT TEM methodology and Broward County Standards. The proposal must be approved by Broward County Traffic Engineering Department with the appropriate traffic control devices determined by the midblock warrant analysis.
7. Provide a minimum of 13 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.
8. Provide a minimum of 7 feet wide on **SE 21st St & SE 20th 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.
9. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
10. 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 A13.0 shows a 5% slope adjacent to Handicap parking, revise the plans so that the slope is no greater than 2%.
11. 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.
12. 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.



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.
14. 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.
15. 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.
16. 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.
17. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

1. 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 28, 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.
2. 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 listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated South Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this land use designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
5. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. ULDR Section 47-13.51, SRAC Special Regulations
 - b. ULDR Section 47-20.3, Reductions and Exemptions
 - c. ULDR Section 47-23.16.B.2.b, SRAC-SA Zoning Districts
 - d. ULDR Section 47-23.16.B.2.c, Permitted Density Bonus for Affordable Housing
 - e. ULDR Section 47-23.16.C., Exemption Criteria
6. Expand on the general project narrative to address the request for the unit allocation based on density and affordable regulations. Provide the policies which are being utilized in the request.
7. Provide the following changes on the site plan data table:
 - a. Add note on the Site Plan Data table referring to Parking Reduction criteria.
 - b. Provide the structure length along Andrews Avenue
8. As proposed, the building footprint maximizes the site leaving very little area for plaza space, building articulation, streetscape visual interest, and any necessary adjustments based on DRC comments. The site plan lacks a relation between the uses and the public realm with stairs and ramps along Andrews Avenue blocking pedestrian flow into the project, ground units lack direct entrances, amenity pool area is blocked with the building on all sides, plaza area is inadequate, and the streetwall length is excessive

surpassing the 150-foot length limit in the master plan. Address these issues by examining the building design on the site.

9. As proposed, the building architecture does not meet the design intent in the master plan. There is a lack of building articulation both vertically and horizontally, lack in variety and quality of building materials, there are no pedestrian shading devices, and the ground level unit design lacks individual identity. Address these issues by examining the building design, providing for double story height along portions of the façade, add pedestrian shading awnings, emphasize the building corners, and examine other design solutions. (See below images). Additionally, along the south side of the development, the corner of the building seems to get overwhelmed by the two residential units. Remove the units and enlarge the corner plaza, similar to the corner to the north. See diagram, **Exhibit A**, at the end of the document for further clarification.



10. The project does not meet certain South Andrews Master Plan (SAMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.30, respectively. Staff has commented below under the applicable categories and has provided images to assist the applicant.

Street Design Standards

- a. S-6) Coordinate bike lane along Andrews Avenue with Broward MPO regarding the Complete Streets for Bike Lanes Plan.
- b. S-7) Provide curb radii dimensions on the plans with preferred maximum 15 feet or 20 feet at major arterials.
- c. S-10) Provide dimensions of all street tree spacing along the Right of Way on the plans.



- d. S-11) Provide additional streetscape amenity elements such as bike racks, seating, lighting elements, water features, etc. Additionally, provide a detail sheet exemplifying these elements and depict such on the plans. See diagram, **Exhibit A**, at the end of the document for further clarification.

Building Design Standards

- e. B-2) The proposed parking structure screening along the west and south sides is not adequate. Parking screening should be integrated into the overall design of the project and screening should be of exceptional design. Examples provided below:



- f. B-4) The south corner plaza does not lend itself to an inviting pedestrian experience. The ground level units, retail space, and public plaza/amenities do not blend together well. See diagram, **Exhibit A**, at the end of the document for further clarification, and example images below.





- g. B-5) The building street wall along Andrews Avenue may need to be shifted west to re-align the vehicular travel lanes. This may result in the redesign of the streetscape along Andrews Avenue. Be advised that additional DRC Comments may be forthcoming based on the redesign.
 - h. B-6) Provide the clear-path dimension of the sidewalk along Andrews Avenue. There seems to be either tree planters or a structural soil outline within the sidewalk. Additionally, the sidewalk must be 13 feet along Andrews Avenue.
 - i. B-8) Provide articulation along the front, north and south of the building, with additional building breaks, provide higher quality, durable building materials with emphasis on the ground level detailing, and roofline variation. Special attention should be given to building corners.
 - j. B-15) Currently, the building seems to "turn its back" on the pedestrian realm, with some back of house operations and circulation fronting Andrews Avenue. Additionally, the residential units at the ground level on the north and south side are internally accessed. These units provide a good potential to further activate the streetscape and help blend the pedestrian realm with the ground level of the building by creating walk-up entrances. Address this comment accordingly.
 - k. B-16) Provide additional building materials as murals are not considered a material. Provide higher quality materials such as concrete, stone, tile or aluminum paneling to mitigate the building massing, with emphasis on the first two levels of the building.
 - l. B-17) The architecture needs to blend into the surrounding context. The building is massive, with no articulation, variation in roofline and height, no functional public pedestrian amenities, vast building walls, and a partially unscreened parking garage. See diagram, **Exhibit A**, at the end of the document for further clarification.
 - m. B-18) The streetscape needs to be integrated more holistically with the project to create a continuous public realm frontage. See diagram, **Exhibit A**, at the end of the document for further clarification.
 - n. B-22) Provide individual walk-up entrances to the ground floor units. See diagram, **Exhibit A**, at the end of the document for further clarification.
 - o. B-24) The roof needs to better integrate into the design of the building.
11. Provide a truck turning/circulation plan to clarify how larger vehicles will navigate the site.
12. Ensure renderings accurately reflect the project building materials and design. On the renderings a wooden material is depicted on the ground level arcade ceiling but such is not reflected or noted on the elevations. Provide close up detail images of all of the materials used.
13. Please be advised that all improvements within the Right of Way along Andrews Avenue (County ROW) will need to be reviewed and approved by the County.
14. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. 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. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Provide screening product material including images or pictures of actual application of such.
15. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:



- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
16. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
17. 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 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.
18. The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS

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

1. 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.
2. 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.
3. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
4. 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, please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
5. Additional comments may be forthcoming at the DRC meeting.

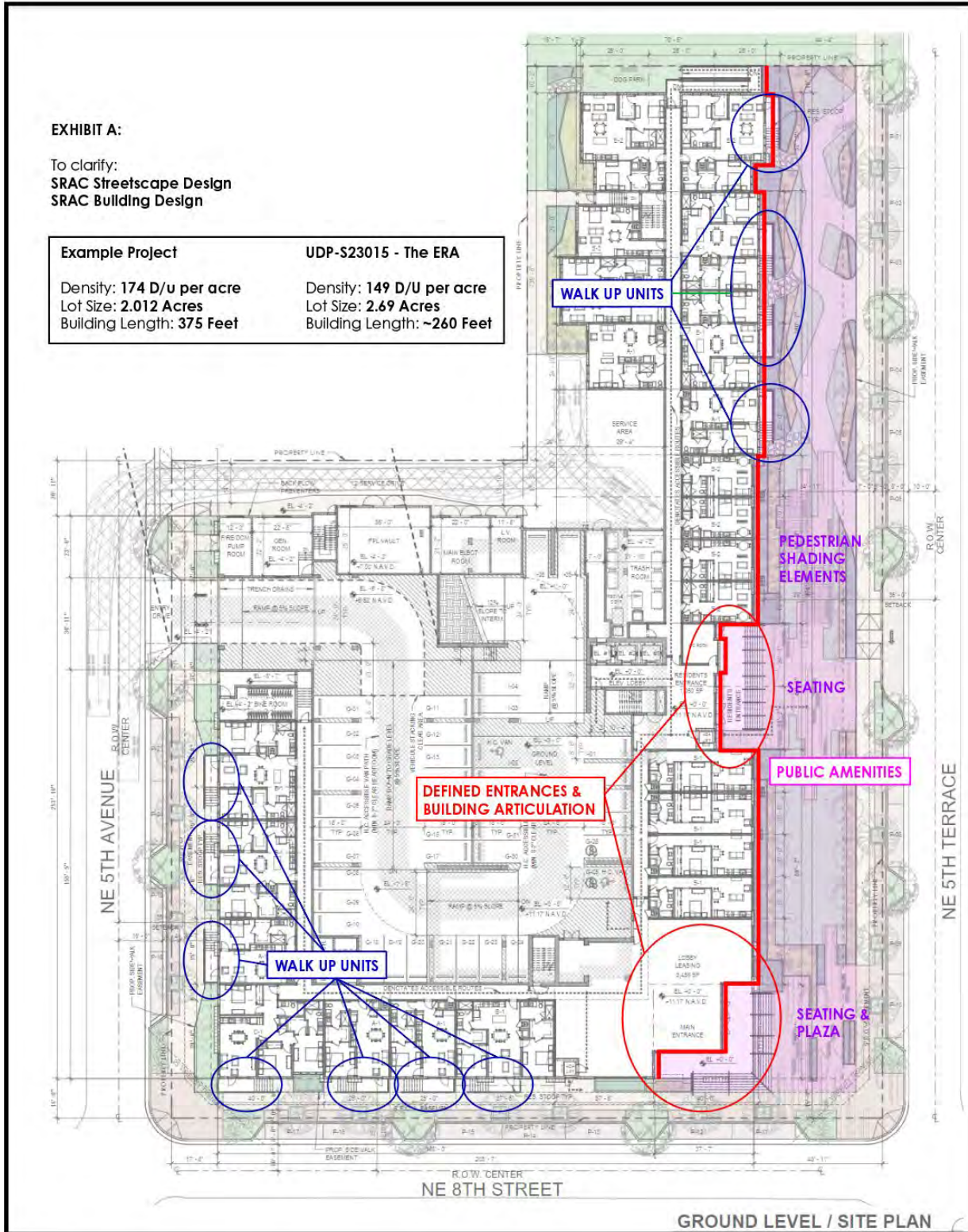


Exhibit A

EXHIBIT A:

To clarify:
SRAC Streetscape Design
SRAC Building Design

Example Project	UDP-S23015 - The ERA
Density: 174 D/u per acre	Density: 149 D/U per acre
Lot Size: 2.012 Acres	Lot Size: 2.69 Acres
Building Length: 375 Feet	Building Length: ~260 Feet





UDP-S23015 - The Era - 2125 S Andrews Avenue

