



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 9, 2023

**PROPERTY OWNER /
APPLICANT:** 17 FLL Holdings, LLC.

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

PROJECT NAME: 910 SE 17th Street Mixed Use Project

CASE NUMBER: UDP-S23009

REQUEST: Site Plan Level III Review: Conditional Use for Mixed Use Development Consisting of 103 Multi-Family Residential Units, 10,458 Square-Feet of Retail Use, 31,304 Square-Feet of Office Use, and 393-Room Hotel with Associated Parking Reduction Request

LOCATION: 910 SE 17th Street

ZONING: Boulevard Business District (B-1)

LAND USE: Commercial

CASE PLANNER: Lorraine Tappen



Case Number: UDP-S23009

CASE COMMENTS:

Please provide a response to the following:

1. Designate Fair Housing Provisions per FBC Accessibility volume.
2. Provide accessible parking spaces in accordance with the Fair Housing Act and the 2020 FBC Accessibility Volume.
3. Designate transient logging guest room in accordance with the FBC Accessibility 224.
4. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
5. Show that the openings in the exterior walls adjacent to the west and south property lines meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



Case Number: UDP-S23009

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 copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us
- b. Provide permanent Sidewalk Easement as appropriate along south side of SE 17th Street to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along west side of SE 10TH 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.
- 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 or Final DRC 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. Utilities Plan:
 - a. Show the Existing Utilities and easements on the Site plan and Grading Plan.
 - b. Label the size of the proposed domestic meters.
 - c. Remove backflow preventers from existing easements.
 - d. Label size of sewer lateral.



3. 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.). The following are examples but the request is not limited to just these items.
 - a. Record Book 3336, Page 393 of BCPR.
 - b. Record Book 3340, Page 202 of BCPR.
4. As per Ordinance C-95-38 recorded on ORB 23793 page 618, section 6 the right of way vacation became null and void 180 days after the effective day of the ordinance due to failure to construct the specified improvements.
5. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: Per O.R.B 23793 PG 618. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
6. Provide letters from all franchise utility providers, including Public Works as appropriate, demonstrating their interests in maintaining or no objection to the development within multiple utility easements within the property boundaries; the letters should specifically state whether or not the franchise utility providers have existing facilities within the easement area that will need to be relocated or abandoned.
7. 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.
8. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
9. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
10. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within garage for truck access.



11. Provide and label typical roadway cross-sections for the proposed development side of SE 17th Street, SE 10th Avenue, and SE 18th 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.
12. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
13. Depict existing sidewalk adjacent to the development along SE 17th Street, and SE 10th Avenue and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
14. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
15. For all levels in the parking garage:
 - a. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - b. Tandem parking stalls are located on ground level parking. Tandem parking shall require valet service.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
16. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

(include review comment if Civil Plans not provided)
17. 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.
18. 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.
 19. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
 20. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
 - a. Show easements on Ground Landscape Plan.
 - b. Do not place any trees within the utility easements.
 21. 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.
 22. 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-S23009

CASE COMMENTS:

Please provide a response to the following:

1. The structure is not located in a Special Flood Hazard Area. No response required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2020 Preliminary Flood Insurance Rate Map shows a portion of the property will become AE 7. The majority will remain in 0.2 X flood zone. A survey or site plan delineating the flood zones would be required to determine in which flood zone the structure lies. Currently there is no date available for the effective date of the new map.



Case Number: UDP-S23009

CASE COMMENTS:

Please provide a response to the following.

1. For street trees along SE 17th Street CU Structural Soil and or Soil Cells required under the public realm of the sidewalk and other adjacent paved areas. Plan sheet L.8 shows Structural Soil being applied to the planting bed and plaza area, yet its use under the public realm of the sidewalk pavement is needed as well.

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> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of the 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. 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.

2. Please provide a continuous use of shade trees along SE 17th Street in order to maximize the shade for a positive pedestrian experience along the public realm of the sidewalk.
 - a. Please provide the trees within the public realm of the sidewalk with a minimum 6 feet canopy clearance when installed.
 - b. All tree and palm materials to be Florida #1 or better condition.
 - c. Shade tree street trees please place on 30' centers.
 - d. The minimum width of planting pit for the street trees is 5 feet, please show dimension on plans.
3. Please provide FDOT line of sight from site driveway and SE 10th AVE, adjustment of street trees may be needed by shifting up on site.
4. With the site constraints along SE 10th AVE of the overhead utilities, the change of grade from the planting bed to the sidewalk, and limited width of the planting bed. The Department would support a continuous planting of palms (approved for adjacent to power lines) at staggered heights, with the shortest palm having a minimum 6 feet clear trunk measured over the sidewalk.



- a. There appears to be pavers proposed within the ROW that may be nonfunctioning use terminating at the retention wall street side of the sidewalk. Please remove these pavers and provide additional landscape materials.
5. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
6. 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.
7. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9.F.1.
8. Please provide an overlay sheet demonstrating open area and landscape requirements are being met for a mix use development.
 - a. The required landscape area is only calculated when it is at grade, on site, and not covered by a structure.
 - b. Please show the measured landscape areas on the overlay sheet along with total calculations.
9. Provide, in tabular format, all required versus provided landscape calculations.
10. Please see Section 47-21.12 requirements for VUA including yet not limited to VUA tree count.
11. As per Section 47-21.9.G.1. Each tree shall have a previous area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a. Tree islands may be reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area. The Department suggests the use of a Soil Cell system due to vehicle weight loads.
12. Tree preservation requires apply, please have ISA Arborist investigate relocation of trees and palms that are good candidates.
13. Please have a certified ISA Arborist provide the information of mitigation in equivalent replacement and equivalent value and how mitigation is to be provided. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
14. Trees and palms that work towards mitigation are located at grade growing in their natural form, not covered by structure, planted in a hedge form, or those shaped by pruning(topiary pruning).
15. Additional comments may be forthcoming after the 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.
4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to ensure compliance with requirements. A tree protection barricade before, during and after construction activities may be required to ensure protection of trees or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.



Case Number: UDP-S23009

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. There should be a secured valet key management system for the vehicles on site.
16. 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.
17. 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-S23009

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Solid waste collection shall be from a private loading area.
7. Confirm where the collection will take place within the site.
8. Indicate how trash and recycling collection will take place at the site.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. Trash Room services will be handled by private collectors, Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
13. Containers: must comply with 47-19.4
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - 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.
 - 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-S23009

CASE COMMENTS:

1. Traffic study and parking study have been received. Traffic study comments are forthcoming.
2. A parking reduction cannot be requested for residential uses that are outside a regional activity center (RAC). The residential uses must not be part of the proposed shared parking analysis, if you are to include the residential uses then you must assume the residential parking will be 100% occupied at all times, please revise the parking study accordingly.
3. 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.
4. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
5. To improve pedestrian visibility from vehicles exiting the driveways, draw a 10' X 10' triangle from the driveway and back of sidewalk and keep that area clear of any visual obstructions.
6. The following comments are in reference to the proposed Vertical Tandem parking spaces:
 - a. Vertical tandem parking spaces are prohibited to be placed on parking ramps or any cross grade that is greater than 2%. All vertical lift parking being proposed on slopes that are greater than 2% must be removed.
 - b. Vertical tandem shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 14 feet in clear height above the parking space entrance level. Please show that there is a minimum 14-foot clearance and provide the proposed lift parking schematic that is going to be used.
7. A valet parking agreement shall be required for the proposed valet operation.
8. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
9. The proposed site plan does not meet the VRS requirements, please revise the plans.



10. Per ULDR Section 47-20.16.3 Valet Parking: Parking spaces need not be immediately accessible provided spaces are arranged so that no more than two parking spaces would be crossed in parking any vehicle. The parking garage on the second and third floor violate this section of the code
11. 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.
12. Per ULDR Section 47-20.9.3 Ramps in parking garages where the ramp does not directly access a parking space shall have twelve percent (12%) maximum slope. Revise the plan set accordingly and show the slope of the ramp on the outside and inside curve when the ramp turns.
13. 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.
14. 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 stacking requirement is not being met off of SE 17th Street nor SE 10th Avenue.
15. 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.
16. 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.
17. 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.
18. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
19. Additional comments may be provided upon further review.



GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S23009

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is not permitted in this designation unless it is allocated residential flexibility units subject to meeting the mixed use provisions of ULDR Section 47-18.21, or it is allocated affordable housing units or applicant submits payment of an in-lieu-of fee subject to the requirements of ULDR Section 47-23.16 in addition to meeting the mixed use provisions of ULDR Section 47-18.21, or alternatively if the land use designation is amended. This is not a determination on consistency with the overall Comprehensive Plan Goals, Objectives and Policies.
4. Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units are allocated and assigned accordingly upon site plan approval. According to the City's most recent Unified Flex table, there are currently insufficient flex units to accommodate the project. The City is continuously monitoring the allocation of flex units based on pending applications. Please note that units are allocated in the order in which the associated development is approved by the final approving body.

In the event residential dwelling units are not available in the unified flex pool, per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted

Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu. Pursuant to the Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point- by-point narrative.

Applicants seeking incentives under Section 47-23.16, Affordable Housing Regulations, shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by Staff during the Development Review Committee process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.

Applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee, pursuant to Section 47-23.16.D.8., Payment In-Lieu of Affordable Housing. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale.

Per Section 7-23.16.D.6 – Annual Affidavit, the Applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.

5. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before October 16, 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.
6. 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](#).
7. As proposed, the building appears over-programmed and is at a scale and mass that is significantly larger than the surrounding context and area. The building should contain more articulation and a building breaks to create two tower elements rather than one single tower. In addition, there should be stepbacks, variation in building form, and double story height on ground level. Staff recommends there be a focus on the building corners as well as both horizontal and vertical design elements along the building facades. In respect to the treatment of the parking garage, complete and full screening is recommended with liner / active uses. Exceptional architectural screening may be included along podium façades not facing a public road. The design of the building tower should add to the 17th Street skyline with angled or sculptural tower top elements. Address these comments by re-evaluating the building design.

See the following images for examples:



Double-Story Height



Parking Podium Screening



Building Corner Treatments



8. As proposed the building footprint is maximized on the site leaving very little space for site adjustments for utilities, open space and plaza space, and the opportunity for creative ground level design. The building placement and footprint should be re-evaluated to provide greater ground level open space and plaza areas given the uses and overall size of the project. Special attention should be given to the building corners, especially the corner of SE 17th Street and SE 10th Street, with stronger building presence incorporating the plaza area, with the primary entrance to the lobbies facing the plaza and the ground level containing a double-story floor to ceiling height to create an exceptional public realm experience.
9. There are numerous easements on the site that would need to be vacated to allow the project. Submit separate applications for each easement to be vacated.
10. To ensure that renderings accurately portray the project in scaled proportion to its surroundings, provide the following:
 - a. Vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
 - b. Include rendering along SE 10th Avenue showing concrete retaining walls and steps.



11. Provide the following changes on the site plan:
 - a. Move monument sign south in order to allow for an activated corner entrance to the building at SE 17th Street and SE 10th Avenue to enhance the building façade, the pedestrian experience and public realm.
 - b. Label monument sign, bus stop, streetlight, and utility pole at corner of SE 17th Street and SE 10th Avenue.
 - c. Label and dimension sidewalks and internal walkways.
 - d. Consider removing vehicle entrance on SE 17th Street to reduce vehicle pedestrian conflicts.
 - e. Dimension of streetwall length along both SE 17th Street and SE 10th Street.
 - f. Valet area for office, residential, and retail area on eastern portion of the building.
 - g. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
12. Provide the following changes on the site plan data table:
 - a. Residential development: unit sizes (square feet), site density (gross and net).
 - b. Parking data: loading zone requirement and ADA spaces.
 - c. Building height (expressed in feet above grade).
13. Provide the following changes on the building elevations:
 - a. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.
 - b. Show stairs and corner architectural features and materials on page E.4. The monument sign block is blocking the details of the corner.
 - c. Consider a double height first floor to increase the building's presence along SE 17th Street and improve the public realm. See graphic examples on next pages.
 - d. Consider a uniform building setback on the eastern portion of first floor along SE 17th Street to maximize usability of plaza space.
 - e. Add architectural framing, vertical elements, or variations in material to create a prominent entrance at the corner of SE 18th Street and SE 10th Street. See images on following pages.
 - f. Additional articulation on all facades to reduce impact of massing.
 - g. Consider a stepback on the fourth floor on the east and west facades.
 - h. Dimension setbacks from the property line to the podium, tower, balconies, and provide balcony depth.
 - i. Incorporate habitable spaces on Floors 2-4.5 on east and west facades of parking podium. Where liners are not possible, ensure screening is made of high-quality, decorative, durable materials.
 - j. Add balconies to the southern façade.
 - k. Explore higher quality of materials for the project as a whole. Emphasize detailing and durability for the first floor and the podium. Label materials on page E6 and on elevations.
 - l. Replace green wall with high quality materials. Green wall vegetation is generally not durable in the local climate.
14. On parcels east of US 1 and west of the Intracoastal Waterway, provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.
15. Provide a letter from the FAA indicating that review has been performed. FAA approval must be obtained prior to building permit.
16. Clarify the following in the narratives responses:
 - a. Sec. 47-25.2.M.9; the percentage of street trees that are shade trees.
 - b. Sec. 47-25.2.O; details on trash management plan.



- c. Sec. 47-24.3.E.2; access, traffic generation and road capacities.
 - d. Sec. 47-24.3.E.3.b; how pedestrian conflicts are minimized by the location and number of driveways.
 - e. Sec. 47-18.21.F; remove text regarding density if flex units are not available for the project.
 - f. Describe how tandem parking will be managed on a day-to-day basis.
17. Delineate on the site and landscape plans the public plaza requirement of 1,400 square feet unobstructed and open to the sky per ULDR Section 47-18.21.H.3.
 18. Parking garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solutions.
 19. Provide and coordinate a mobility plan with Transportation Engineer showing pedestrian and vehicular movement around the site, vehicle stacking for traffic coming off of SE 17th Street, functionality of drop off areas for the hotel, retail, office, and residential spaces, and truck turning plan to demonstrate how larger vehicles will navigate the site (i.e. garbage pickup).
 20. Address the following pedestrian and bicycle-related comments:
 - a. Pursuant ULDR Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances.
 21. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following if equipment is proposed on the roof or on site:
 - a. Consider parapet wall with stucco for screening mechanical equipment.
 - b. 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;
 - c. Identify the location of equipment on building elevations by outlining the equipment with dash lines;
 - d. Provide screening product material including images or pictures of actual application of such; or
 - e. Indicate location of equipment on the ground and note cannot encroach into the setbacks.
 22. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan such as the overhead utility lines on SE 10th Avenue. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 23. 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

24. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
25. 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>
26. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
27. 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.

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 (Lorraine Tappen, 954-828-5018) to review project revisions and/or to obtain a signature routing stamp.
5. Additional comments may be forthcoming at the DRC meeting.



UDP-S23009 - 910 SE 17 STREET



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