



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 25, 2023

**PROPERTY OWNER /
APPLICANT:** 220145 LLC.

AGENT: Greg Brewton, Greg Brewton & Associates

PROJECT NAME: DeParc

CASE NUMBER: UDP-S23029

REQUEST: Site Plan Level III Review: Conditional Use for Mixed Use Development for 274 Multi-family Residential Units and 5,400 Square-Feet of Commercial Use, Parking Reduction and Use Greater than 10,000 Square-Feet in the Community Business District

LOCATION: 901 E. Sunrise Boulevard

ZONING: Boulevard Business District (B-1) and Community Business (CB)

LAND USE: Commercial

CASE PLANNER: Tyler Laforme

Case Number: UDP-S23029

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 section 406.5 or 406.6 of the 2020 FBC.
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 building separation per Table 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. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
12. 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.



Case Number: UDP-S23029

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. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along north side of E Sunrise Boulevard (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with Broward County and FDOT the accuracy of E Sunrise Boulevard existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
2. 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
3. Provide 5' permanent Right-of-Way Easement or dedication along east side of NE 9th Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
4. Provide 5' permanent Right-of-Way Easement or dedication along west side of NE 10th Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
5. Provide permanent Sidewalk Easement as appropriate along east side of NE 9th 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.
6. Provide permanent Sidewalk Easement as appropriate along west side of NE 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.
7. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
8. 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 through the city website.



9. Conceptual Water and Sewer Plan:
 - a. Proposed 2-inch private force main must be connected to a private manhole to be installed within the property by the property line. The new manhole should be connected by gravity to the existing City sanitary manhole on NE 9th Avenue. A minimum of 10' x 15' easement must be provided for access and maintenance.
 - b. Show a minimum of 10' x 15' utility easements for access and maintenance around proposed 4" meter vault and backflow preventor.
10. The provided 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.).
11. Discuss status of existing encumbrances such as easements (including whether public or private) shown on Record Land Survey: 15' Alley Reservation/Utility easement. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
12. Continue curb and gutter along east side of NE 9th Avenue and west side of NE 10th Avenue.
13. Proposed structures (i.e. building, foundation, stairs, roof overhang, private drainage infrastructure, back flow preventer, fdc, clean out, doors etc.) shall not be constructed within existing or proposed right of way/ easements.
 - a. Encroachments within a State right-of-way requires agreement for private use of the State Right-of-Way per Rule 14-20, F.A.C.
14. On sheet CG-101: Temporary construction fence placement shall comply with ULDR Section 47-2.2.Q regarding sight triangles.
15. 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. Sidewalk along NE 10th Avenue shall retain the alignment at the northeastern corner of the property.
16. 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.
 - a. Sight triangles shall be based on the proposed right-of-way easement or dedications.



17. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans. Shift plan location as appropriate for 'Proposed Bus Stop (4' Setback from face of curb while maintaining 7' clear sidewalk)', if in conflict with FDOT and/or City sight triangles.
18. 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 the garage for truck access.
19. Sheets A-200 – A-300 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NE 9th Avenue, E Sunrise Boulevard, and NE 10th Avenue.
20. Provide and label typical roadway cross-sections for the proposed development side NE 9th Avenue, E Sunrise Boulevard and NE 10th Avenue at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
21. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
22. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 - a. Revise calculations as necessary to comply with comment #13.
23. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing storm drain pipe and water main within adjacent Right-of-Way along NE 9th Avenue (per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
24. 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.
25. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT agencies for mitigation of additional runoff



within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

26. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

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-S23029

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Fire command must be located to an outside wall and have a door leading to the outside.

GENERAL COMMENTS

The following comments are for informational purposes before final DRC sign-off.

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

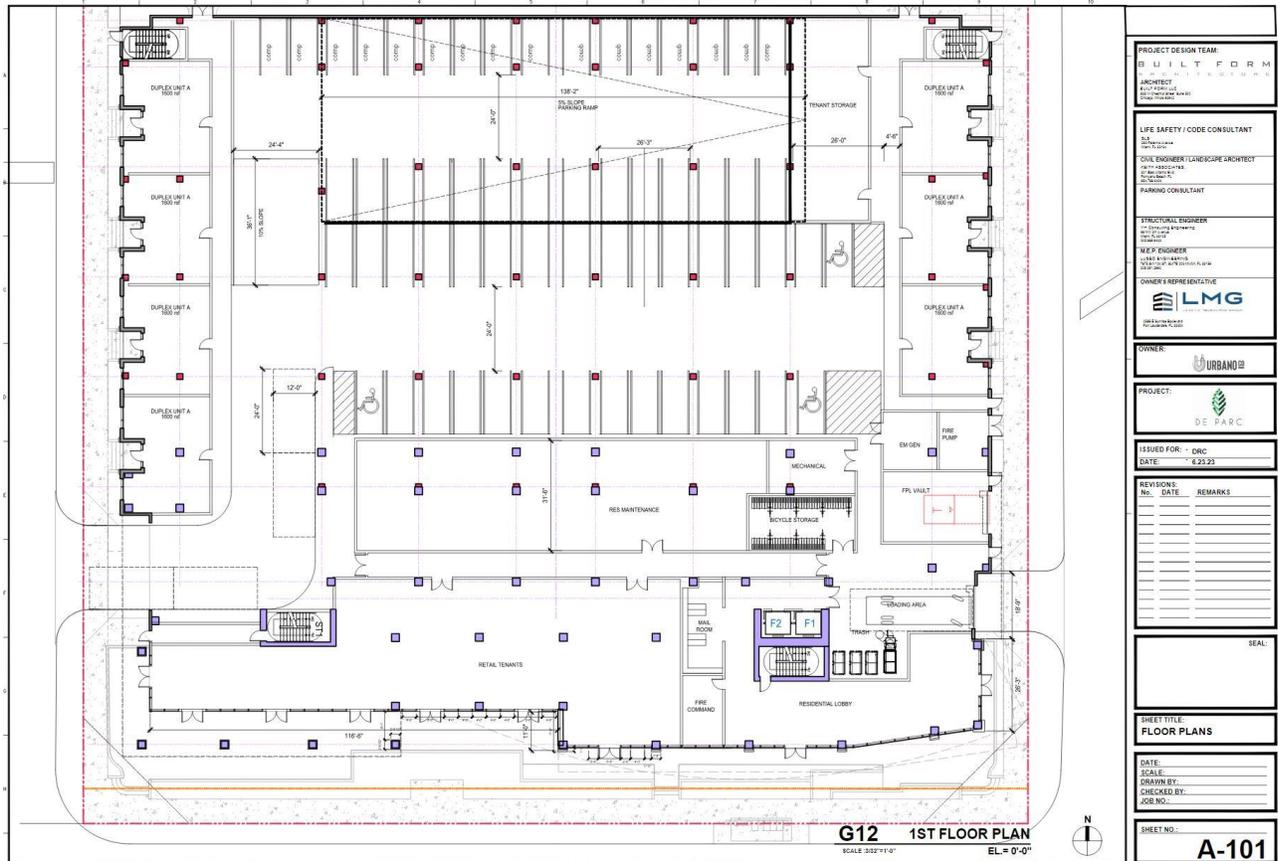
Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory.



Sheet A-101 (1st floor show the finish floor elevation. (See attached sheet A -101)



3. Provide the finish floor elevation in feet using the NAVD 88 Datum and any flood levels below on Elevation (**BFE 7' + 1' = 8' NAVD 88**)
4. Flood proofing is required for areas below BFE + 1' = FFE NAVD 88 (equipment and generator will need to meet BFE + 1' (Reference the floodproofing that will be done in these areas.)

REFERENCES

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:

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

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

Florida Building Code (7th edition) Flood Resistant Provision

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



City of Fort Lauderdale Flood Ordinance

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

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

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

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

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

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CASE COMMENTS:

Please provide a response to the following.

1. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics.
2. Calophyllum inophyllum (Beauty Leaf) is not an invasive species, please correct mitigation calculations. Calophyllum antillanum is on the invasive species list.
3. All palms with eight feet trunk height or larger require permit for removal. Please explain N/A for the palms shown to be removed or please correct tree disposition sheet and mitigation calculations.
4. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
5. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please demonstrate horizontal clearance on plans.
6. Per Section 47-18.21.H. Street trees are required for the development. Along NE 9th AVE there is an existing drainage and water lines in conflict with the required streetscape. Please redesign the proposed development to accommodate street trees with their required horizontal clearance of underground utilities along with the clear path of the sidewalk. For the onsite drainage pipe under the sidewalk, the Department would suggest the use of a Soil Cell system in place of CU Structural Soil. Perforated pipe sections would need to be redesigned out of the root development area of the trees.
7. Please provide street trees that compatible with the existing overhead utilities along NE 10th AVE as per Section 47-21.13.B.16. For the onsite drainage pipe under the sidewalk, the Department would suggest the use of a Soil Cell system in place of CU Structural Soil. Perforated pipe sections would need to be redesigned out of the root development area of the trees.
8. Please verify if old utilities such as water and sewer lines are to be removed to allow proper placement of the streetscape.
9. Trees and palms may encroach or be within site triangles, providing that there is a canopy height clearance of a minimum eight feet when installed. Please provide trees with tree canopy of 60% to trunk 40% ratio preferred, 50% canopy to 50% trunk acceptable.
10. Southern proposed street tree along NE 10th AVE appears to be blocking the stop sign, please provide alternative landscape materials.
11. Street trees within or trees adjacent to the public realm of the sidewalk, please provide trees with a minimum 6 feet canopy height clearance. May wish to provide much taller shade trees along Sunrise BLVD for additional canopy height clearance of the FDOT.
12. 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 plan that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

13. During staff meeting it was suggested that the bus stop be shifted to property side of the sidewalk. Please investigate and shift the sidewalk to provide clear path of the sidewalk and to equalize on center spacing of the street trees.
14. Please provide FDOT line of sight at NE 9th AVE eastward.
15. During staff meeting it was said that there are structural improvements proposed within the right of way that will need to be redesigned. With the redesigning of the site please increase the width of the Landscape strip along Sunrise BLVD. to be able to provide street trees out of conflict with the line of sight.
16. 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 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.
17. Soil Cells may be utilized in place of CU Structural Soil, please look into the use of the Green Blue Urban soil cell, Silva cell or like. If Soil Cell are to be utilized, please provide detail of product of use for root development under paved areas. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
18. 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.
19. No large tree to be installed closer then twelve feet to a streetlight, palms no closer then seven feet. Section 47-21.9.F.3.
20. Landscape area for a VUA extends ten feet from the edge of the pavement, so too required code materials within these ten feet count towards VUA. Please provide required landscape materials within this area for the VUA. If unable to provide code landscape materials per requirements of section 47-21.12. please note on Landscape sheet and within the narrative.
21. Please provide an overlay sheet delineating measured and calculated areas, that is demonstrating at grade landscape area is being met. Public realm of the sidewalk shifted to within the site's property lines may count towards site landscape area requirement. Section 47-18.21.H.
22. Section 47-25.3.A.3.d.i. Neighborhood Compatibility requires a minimum ten feet landscape strip along the neighboring residential property. along the north property line there appears to be proposed amenities that are within the ten feet wide landscape strip.
23. Section 47-21.14.A.9. Bufferyard requirement. The landscape area required by bufferyard requirement as provided in [Section 47-25.3](#), Neighborhood Compatibility Requirements, is intended to provide a heavily-vegetated view from the residential parcel. The tree requirements for the bufferyard are in addition to

trees required to be installed to comply with general tree planting requirements and trees required for a VUA and include a minimum of one (1) tree for every three hundred (300) square feet or fraction thereof of bufferyard area. Trees shall be dicot types obtaining a fifteen-foot minimum height at maturity as listed in the table of tree evaluation and monocots obtaining a twelve-foot minimum height at maturity. The species mix shall be at least two-thirds ($\frac{2}{3}$) dicots. Shade trees require a minimum of fifteen feet from a structure and flowering trees require a minimum of seven and a half. Please show lateral clearance measurement on plans between tree and neighboring structure. In providing additional dicot trees to meet code, please continue the heavily, dense landscape materials along the north property line.

24. It is the Department's experience that Sliver Buttonwood trees will not do well as an understory tree. Please propose species of tree compatible for use under the canopy of the existing Royal Poinciana in the northeast corner of the site. Section 47-21.9.D.
25. Section 47-25.3.A.3.d.iv. Neighborhood Compatibility requires a wall be provided along the north property line. Being that there are existing trees proposed to remain in this area, please demonstrate how the wall will be constructed without damage to those trees.
26. The city has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on a plan sheet and include calculations in table.
27. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal. Landscape installation of off-site parking lot will require its own separate permit under the address of the parking lot differing from the site development.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. 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 if it is a solid door.
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. Residential units should be pre-wired for an alarm system.
6. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
7. Light reflecting paint should be used in the parking garage to increase visibility and safety.
8. All restricted areas and resident only areas should be access controlled and labelled as such.
9. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
10. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
11. All Lighting should conform to IES standards and landscaping should follow CPTED guidelines.
12. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
13. 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.
14. Parking garages should have access control separating private residential parking from public access parking.
15. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spike to prevent unauthorized intrusion or "piggy-backing".
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23029

CASE COMMENTS:

Please provide a response to the following:

1. 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.
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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. 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.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you chose to have a trash chute please answer question 12,13,14.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
16. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.



- *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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers 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:

Please provide specific details of solid waste and recycling collection per building



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CASE COMMENTS:

1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements. Compact parking can only make up 20% of the total parking provided.
2. 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.
3. 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. Please revise handicapped parking dimensions accordingly.
4. There is a discrepancy between the parking analysis and the site plan sheet SP-101. Parking analysis lists 377 parking spaces are being provided while sheet SP-101 lists 369 parking spaces are being provided. Make sure all documents referring to parking spaces required and provided match.
5. 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.
6. 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.
7. Provide 20 feet long by 8 feet wide bus landing pad and shelter that meets Broward County Transit minimum standards for the transit stop on Sunrise Blvd.
8. Provide a minimum of 7 feet wide on **NE 9th Ave & NE 10th 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.
9. Provide a minimum of 10 feet wide on **Sunrise Blvd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. The back of sidewalk shall be placed on the FDOT right-of-way dedication/easement line.
10. All proposed stairs and ramps must be taken out of the public right of way, FDOT easement/dedication and corner chords and placed on private property.



11. 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.
12. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
13. 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.
14. 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-S23029

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 180 days of completeness determination, on or before December 27, 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. 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: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-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 and Medium-High on the City's Future Land Use Map. The proposed use is not permitted in this designation unless it is allocated residential flexibility (flex) units or it is allocated affordable housing units pursuant to the requirements of ULDR Section 47-23.16., This is not a determination on consistency with the overall Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,000 per unit for the total number of units within the development (*staff estimate at \$2,740,000*). 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. One hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance. Applicant has indicated in the application narrative that the project will pay in-lieu pursuant to the ULDR.

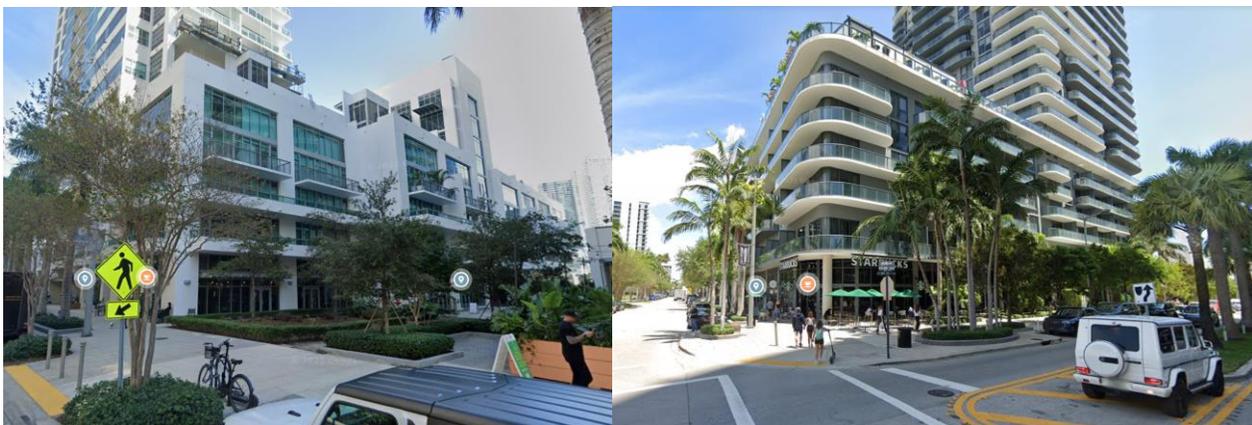
5. Survey indicates that an alley reservation was vacated and retained as a utility easement which bisects the site. An application to vacate the easement must be submitted and site plan will be subject to this approval.
6. Survey indicates there are overhead utilities along NE 10th Avenue; however, the site plan does not depict the location of the overhead utilities nor if such will be placed underground. Address this issue.
7. Provide a separate sheet in the plan set that clearly depicts and delineates the split land use designations, the location of residential units per designation, and data related to such.
8. Pursuant to the County Trafficways Plan, Sunrise Boulevard is identified with an ultimate right-of-way width of 120 feet. A dedication of 10 feet is required as right-of-way. Note, this impacts the site including the design along Sunrise Boulevard and setbacks.
9. As proposed, the placement of the building and overall footprint does not provide for adjustments to the building to address other code required elements such as placement of street trees or location of utilities on site. In addition, stairs and ramps, to accommodate grade changes, impact the pedestrian flow and access into the project acting as barriers. The building location should be re-evaluated to provide more ground level space with better pedestrian access into the site with stairs and ramps strategically located thereby creating a more inviting pedestrian environment. See examples below.



10. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-18.21.D, G, H, I and J, Mixed Use Development
11. Provide the following changes on the site plan:
 - a. Pursuant to ULDR Sec. 47-18.21.J, provide a minimum 7-foot-wide clear path sidewalk along all street frontages. Currently, the bus stop impedes the 7-foot minimum sidewalk.
 - b. Pursuant to ULDR Section 47-23.5, "no buildings or structures may be located closer than 30 feet to the center line of the street." Provide the property line and setback dimensions on all plans to ensure compliance with setback regulations. Additional DRC comments may be forthcoming based on the updated plans.
 - c. Pursuant to ULDR Sec. 47-25.3, Neighborhood Compatibility Buffer Requirements, provide a minimum 5-foot wall and landscaping along the north property line, adjacent to the residential development.
 - d. Remove all references to "duplex" regarding the liner residential units on the site plan and any other sheets, as these cannot be considered duplexes.
 - e. Consider internalizing loading and other back of house activities in the garage with one way movement east to west in order to minimize curb cut widths, screen the loading area, and overall better circulation.



- f. Pursuant to ULDR Sec. 47-18.21.H.3, delineate the plaza square footage on the site plan data table. This calculation is separate from the open space calculation, and cannot overlap.
12. Provide the following changes on the elevations:
 - a. Pursuant to ULDR Sec. 47-25.3, provide the neighborhood compatibility setback line on all elevations to ensure compliance with the tower setback requirement.
 - b. Indicated the location of the property lines and setback line on all elevations.
 - c. Provide a detail on the width and depth of the score lines depicted on the elevations. To provide visual interest, staff recommends a variation in the score line design.
 - d. Provide better material for the unique, rooftop canopy feature; e.g. such as metal paneling system.
13. Ensure renderings accurately reflect the project building materials, design, and context. One of the renders shows a grass field where there are residential properties along the north edge of site. Provide close up detail images of all of the materials used and provide the material call out for the "simulated wood soffit" on the elevation sheets where it will be utilized.
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 such screening shall be part of the building volume as well as be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. It seems like the provided screening is very transparent. Provide screening product material including images or pictures of actual application of such. Additionally, provide a call out of the material on the elevation sheets.
 - b. The screening element also does not seem to fit in well with the overall design of the building and begins to take away from the unique roof element intended to complete the building envelope. Incorporate the same building material as the architectural roof element into the mechanical screening.
15. As proposed, the parking garage is lined with units facing east and west with parking podium facing north. The liner units lack sufficient articulation such as more façade depth, undulating the rooflines, etc. The liner units should extend the full height of the garage and possibly contain rooftop terraces. In addition, liner units should be located on the north side of the garage podium as well since that façade faces the residential neighborhood. See example images of liner units screening parking garages:





16. The portion of the garage facing north towards the residential does not blend the surrounding context. Plans depict minimal architectural features and articulation, and material not reflective of the surrounding context. The narrative response provided under ULDR Sec. 47-25.3.A.3.b, Control of Appearance, notes that the parking garage is well integrated, "adding to the play of forms and articulation of the building" Plans should be revised to demonstrate compliance with this section. See below images for examples of screening that address the massing of the garage, provides variation in form and articulates the structure.



17. Provide a separate open space diagram sheet depicting the open space requirements and calculations reflected in the site plan data table.
18. Provide a plan sheet depicting the amenity deck. Currently, the sheet just shows a blank deck with a label.
19. 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>
20. Provide an FDOT Pre-application letter prior to Pre-Planning and Zoning Board approval.
21. Please be advised that the maximum allowable height to the top of the habitable roof space is 150 feet. Currently, the proposed project is dimensioned at 149' – 8" leaving almost no room for adjustments to the floor heights at the permitting stage.
22. 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:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials
23. 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.

24. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
25. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art features to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placement of public art on the development site along Sunrise Boulevard.
26. 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.



UDP-S23029 - DeParc- 901 E Sunrise Blvd.

