



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 12, 2023

**PROPERTY OWNER /
APPLICANT:** City of Fort Lauderdale

AGENT: Robert Lochrie, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: Las Olas Heron Garage

CASE NUMBER: UDP-SR23001

REQUEST: Site Plan Level IV Review: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Business District (CB) with Allocation of .62 of Commercial Flex Acreage with 11,036 Square Foot Retail, 8,570 Square Foot EMS Substation, 6,000 Square Foot Restaurant Use, and Public Parking Garage with 302 Parking Spaces

LOCATION: 216 SE 8th Avenue

ZONING: Regional Activity Center – East Mixed Use (RAC-EMU) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Yvonne Redding

Case Number: UDP-SR23001

CASE COMMENTS:

Please provide a response to the following:

1. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2020 FBC.
2. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
3. Designate Fair Housing Provisions per FBC Accessibility volume.
4. Dimension accessibility requirements to site per FBC Accessibility Code
5. Show that the openings per floor in the exterior walls 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-SR23001

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting or City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Provide 5' permanent Right-of-Way Easement or dedication along the south side of SE 2nd Court, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide permanent Sidewalk Easement as appropriate along the south side of SE 2nd Court 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, show / label delineation in the plans.
3. Provide permanent Sidewalk Easement as appropriate along the west side of SE 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, show / label delineation in the plans.
 - a. Sidewalk easement shall extend to the face of the building.
4. Provide 2' Right-of-Way Easement along the north side of the existing 10' alley way. Show / label delineation in the plans.
5. 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. The letter will be expiring on October 17, 2023.
6. Water and Sewer / storm
 - a. A rectangular Utility Easement is required around A-13 Lift Station that extends to the property line on the west, 20' to the south of the concrete structure and 20' to the east of the concrete structure. Remove all proposed structures, trees, etc. from this area.
 - b. Remove the proposed wall around A-13 lift station.
 - c. Show plan for existing storm water on site.
 - d. Vehicular Access is required from SE 2nd Court to A-13.
 - e. Place the FDC within the property lines.
 - f. The Forcemain from A-9 needs to connect to both the 48" and 54" FM along SE 9th Ave and be configured in a way where flow can be diverted to either main or both open at once. See below for current configuration:



7. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). 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.
 - a. Label onsite existing utilities.
 - b. Existing streetlights along the south side of SE 2nd Court cannot be removed.
 - c. The LED light poles located in the existing parking lot are city owned and should be returned to the city at the developer's expense. .
 - d. Proposed solid manhole cover located at the intersection of SE 2nd Court and SE 9th Ave shall not be located within an ADA ramp.
8. Proposed structures (i.e. bike racks, benches, etc.) shall not be constructed within existing or proposed right of way/ easements.
9. 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. The Sidewalk along SE 8th Ave shall align with the existing development to south of the proposed development. The curb and gutter shall extend to the south in line with the existing curb and gutter, additionally the existing catch basin shall be relocated to the new curb and gutter.
 - b. The Sidewalk along SE 9th Ave shall align with the existing development to south of the proposed development. The curb and gutter shall extend to the south in line with the existing curb and gutter and not wrap into the alley way.
10. 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 visibility triangles at the intersection of the alley way with SE 9th Avenue and SE 8th Avenue shall be a minimum of 15ft.
 - b. Line of canopy at the intersection of SE 2nd Court and SE 9th Avenue extends into the 25ft sight triangle.
11. 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.
12. Sheets A-4 & A-5 (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 SE 9th Avenue, if any building overhang is proposed.
13. Provide and label typical roadway cross-sections for the proposed development side of SE 8th Avenue, SE 2nd Court, SE 9th Avenue, Alley way at driveway access points, at, 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.
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.
- a. Refer to TABLE 2. "LOADING ZONE REQUIREMENTS PER SQUARE FOOTAGE AND TYPE OF ZONE REQUIRED". Loading requirements shall be based on overall area/spaces square footage.



15. For all levels in the parking garage:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angled parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - i. Add additional dimensions on the garage floor plan for the second floor.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively for 90-degree parking, and shall not be encroached upon by building columns.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 19'-1 1/8", respectively for 45-degree parking, and shall not be encroached upon by building columns.
16. 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.
17. 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.
18. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 5-year/1-day storm event drainage 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. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building. Particularly pertaining to the drainage system along SE 2nd Court.
 - b. Provide plans demonstrating how the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
20. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (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.

- a. The existing Watermain along SE 2nd Court is in direct conflict with the proposed landscaping. The watermain does not deflect to the north as depicted.
 - b. The proposed Live Oaks on the east side are too close to the exist 48" FM. This tree species may not be viable in this location which would require 10' of separation.
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-SR23001 Landscape

CASE COMMENTS:

Please provide a response to the following.

1. Please provide the street trees on thirty-foot centers along SE 2nd Court.
2. 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.
3. East most proposed Oak tree along SE 2nd Court would conflict with visibility of the stop sign and conflict with horizontal clearance of the water line for the fire hydrant. Please provide a palm of same species proposed at the corner of SE 8th AVE and SE 2nd Court.
4. 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.
5. Please consider reducing the structure footprint along SE 9th AVE to increase landscape area in providing horizontal clearance for the shade tree street trees to be placed. Or, of the three planting areas the southern most provide a palm such as the Phoenix Syvester (smaller palms may have a horizontal clearance of five feet from the utility) though being smaller than the other Phoenix palms proposed it will have similar characteristics. Middle planting area only shrub groundcovers, not being within the sight triangle a tall flowering shrub such as one grown as a standard may be utilized. Corner planting area only shrub groundcovers maintainable at a height not to exceed thirty inches.
6. 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 planting plan and include calculations in table.
7. Please include the extent of use of the CU Structural Soil on Site and Civil plans.
8. For the portion of the site located within RAC-EMU, please provide an overlay sheet demonstrating that at grade landscape area is being met. Section 47-13.20. E.
9. 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. 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.



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. 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 apply for these at time of DRC submittal.



Case Number: UDP-SR23001

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 the 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. 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.
7. 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).
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Commercial – Strip stores shall share bulk containers to avoid each tenant having a dumpster.
10. Solid waste collection shall be from a private loading dock.
11. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
12. Containers: must comply with 47-19.4
13. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
14. 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.
15. 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.
16. At this location there is a compacter already. Are you putting in a larger one since there is going to be a lot more useage now.



- *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



Case Number: UDP-SR23001

CASE COMMENTS:

1. Provide additional justification such as census data to support the 20% multimodal reduction used in the trip generation table.
2. For traffic calming purposes, consider making the SE 8th Ave & SE 2nd Ct and SE 9th Ave & SE 2nd Ct intersections raised intersections.
3. 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 for off-street and on-street parking stalls.
4. 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.
5. Provide a minimum of 7 feet wide sidewalk on SE 2nd Court, SE 8th Avenue and SE 9th Avenue. 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 property/right of way line.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
7. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
8. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
9. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle repair stations, short term and long term bicycle parking and bicycle 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-SR23001

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 *[fill in date]*, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
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:
 1. 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,
 2. 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. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements, ULDR Section 47-27. Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned e.g. *Power Point*, which shall be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at tlogan@fortlauderdale.gov or 954-828-7101.
4. The site is designated Medium-High Residential and D Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. 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](#)
6. Pursuant to ULDR Section 47-28, the proposed project requires allocation of commercial flex acreage. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of flex acreage, and include the flex acreage request in the application project narratives.
 7. 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 47-25.3, Neighborhood Compatibility Requirement;
 - b. Section 47-28, Flexibility Rules;
 - c. Section 47-24.4, Rezoning Criteria
 8. A separate application and fee are required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
 9. The provided Sketch and Legal Description for the rezoning of the eastern RMM-25 portion of the property to CB requires signoff from the City Surveyor is required prior to Planning and Zoning Board application submittal. Additionally, the site plan shall provide the total square footage of each zoning district to calculate the total square footage of commercial flex acreage that is required.
 10. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide 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."
 - a. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties.
 - Provide a cross-section that shows clearly the transition zone between the existing residential area and the proposed mixed-use development.
 - Provide cross-section to indicate any difference in setback between neighboring structure to the west. The setback of the new structure should align with the neighboring structure.
 - b. **Provide detail of ground floor elevations** with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
 11. Corrections on plan sheets:
 - a. Cover Page: Correct hatch over subject area in location sketch;
 - b. Aerial Photo: Correct outline of site, outline shows larger area that is not included in this application;
 - c. Provide an updated property survey. Property survey submitted within plans is dated 7/6/16 with a date of last field survey conducted on 6/26/17; and
 - d. Sheet A-3 – Second Floor Plan: Consider widening the space at the southeast corner between the balcony wall on the east elevation and the exterior wall of the second floor. The floor plan shows a 3'-10" wide walkway that will not be usable space.
 12. The project is located within the Downtown Regional Activity Center and a Design Review Team (DRT) application is strongly recommended, the DRT comments are attached to this document.



13. Indicate the zoning line on the site plan, elevations and floor plans; provide separate data tables for each zoning district and provide the require details for each district. Example, if the restaurant use is proposed in the RAC zoning district provide that square footage and indicate what parking, loading, etc. is needed for that portion of the building. As you know the Community Business (CB) is notably different than the RAC zoning. Be aware that moving uses in the future will affect your parking and loading requirements.
14. Provide the following changes on the site plan:
 - a. Relocate the proposed public plaza area located in the northwest corner away from the existing lift station and/or provide a more adequate buffer. Reorient the stairwell and landing away from the lift station;
 - b. Discuss the buffer requirement with Public Works needed adjacent to the lift station in order to properly service the lift station;
 - c. Relocate the stairs proposed by the garage entrance on SE 9th Street;
 - d. Coordinate alley directional movement;
 - e. Discuss location with solid waste and recycling representative. Ensure proposed dumpster located at the southeast corner of the project is adequate for all service, including restaurant use;
 - f. The dedicated easement area for the dumpster is larger than the area shown on the site plan, verify with engineering that the encroachment is permitted;
 - g. Provide loading zone as required;
 - h. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks; and
 - i. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. There appears to be a conflict with the placement of underground parking and placement of overhead lines underground. Provide additional details for placement of utilities underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company.
15. Provide the following changes on elevations:
 - a. Show setback dimensions from the property lines on the elevation pages.
 - b. Provide additional height to the ground floor active uses, consider double story height.
 - c. Vary the façade depth to create visual interest and movement to the building facade.
 - d. Articulate the roofline with varying height elements.
 - e. Where liner uses are not possible, ensure screening is made of high-quality, durable materials. Provide garage screening details and cross-sections.
16. Provide the following changes on floor plans:
 - a. Provide zoning line on floor plans;
 - b. Indicate which tenant space will be restaurant as this will affect the parking requirements for the project. Indicate the square footage of the restaurant in each zoning district.
17. As discussed, shift the sidewalk further east to allow for a landscape buffer to be provided along SE 8th Avenue.
18. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;



- b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
19. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
20. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Pursuant to 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;
 - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - e. Please email Karen Warfel at kwarfel@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
21. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.
22. If a temporary construction 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.
23. 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.
24. An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes.

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

1. Provide a written response to all DRC comments within 180 days.
2. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.



3. Pursuant to the Unified Land Development Regulations (ULDR) Section 47-28, the proposed project requires allocation of residential flex units. Verify the availability of flex acreage. Contact Yvonne Redding, Urban Planner at yredding@fortlauderdale.com and include the flex unit request in the application project narrative and demonstrate that the use of flexibility units meets code criteria, supports and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.
4. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
5. 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.
6. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



DESIGN REVIEW TEAM (DRT) COMMENTS

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

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

CASE NUMBER:	UDP-SR23001	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Las Olas Heron Garage	
PROJECT ADDRESS:	216 SE 8 Avenue	
REVIEW DATE:	DRC Date 9/12/2023	
CASE PLANNER:	Yvonne Redding	
CONTACT INFORMATION:	yredding@fortlauderdale.gov	

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

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:			X	
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.		X		
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.	X			
S6	Encourage location of primary row of street trees between sidewalk and street.				X
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet. Add dimensions to verify spacing and provide palms at the corners				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet Add dimensions to verify horizontal clearance				X
S9	Encourage shade trees along streets, palm trees to mark intersections.		X		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.	X			
S12	Discourage curb cuts on "primary" streets.			X	
S13	Encourage reduced lane widths on all streets. Clarify discrepancy on site plan 10 vs 12 to center line				X
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.		X – See S-13		
S16	Bury all power lines in the Downtown Area.	X			
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).		X		
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. Not enough public space is provided		X		



B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	X			
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	X			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area			X	
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			X	
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. Discuss storefront design		X		
B12	Encourage pedestrian shading devices of various types. Provide larger and wider shading devices		X		
B13	Encourage balconies and bay windows to animate residential building facades.			X	
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor			X	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				
B19	Mitigate noise pollution.				
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.			X	
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B14	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). Consider shading devices on the rooftop parking area		X		
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.			X	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	



Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors Provide more variation of materials, there is too much stucco and a lot of blank wall space above the 1st floor retail		X		
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored Provide articulation along the parking level above the 1st floor		X		
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings. Create more of a buffer to the lift station		X		
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Provide more of the tile elements		X		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary. The structure appears bland and could use more articulation it looks generic		X		
STOREFRONTS		YES	NO	N/A	MORE
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations. Redesign the NW corner away from the lift station		X		
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	X			
SF3	Encourage durable materials for ground floor retail and cultural uses. Use more of the good stuff.	X			
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Provide dimension to first floor ceiling height – 15 foot is required		X		
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth). Provide dimension of shading devices, they appear narrow		X		
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls Eliminate blank walls above ground floor uses		X		
SF8	Encourage well-designed night lighting solutions Night renderings are needed				

INSTRUCTIONS: Choose applicable character area:

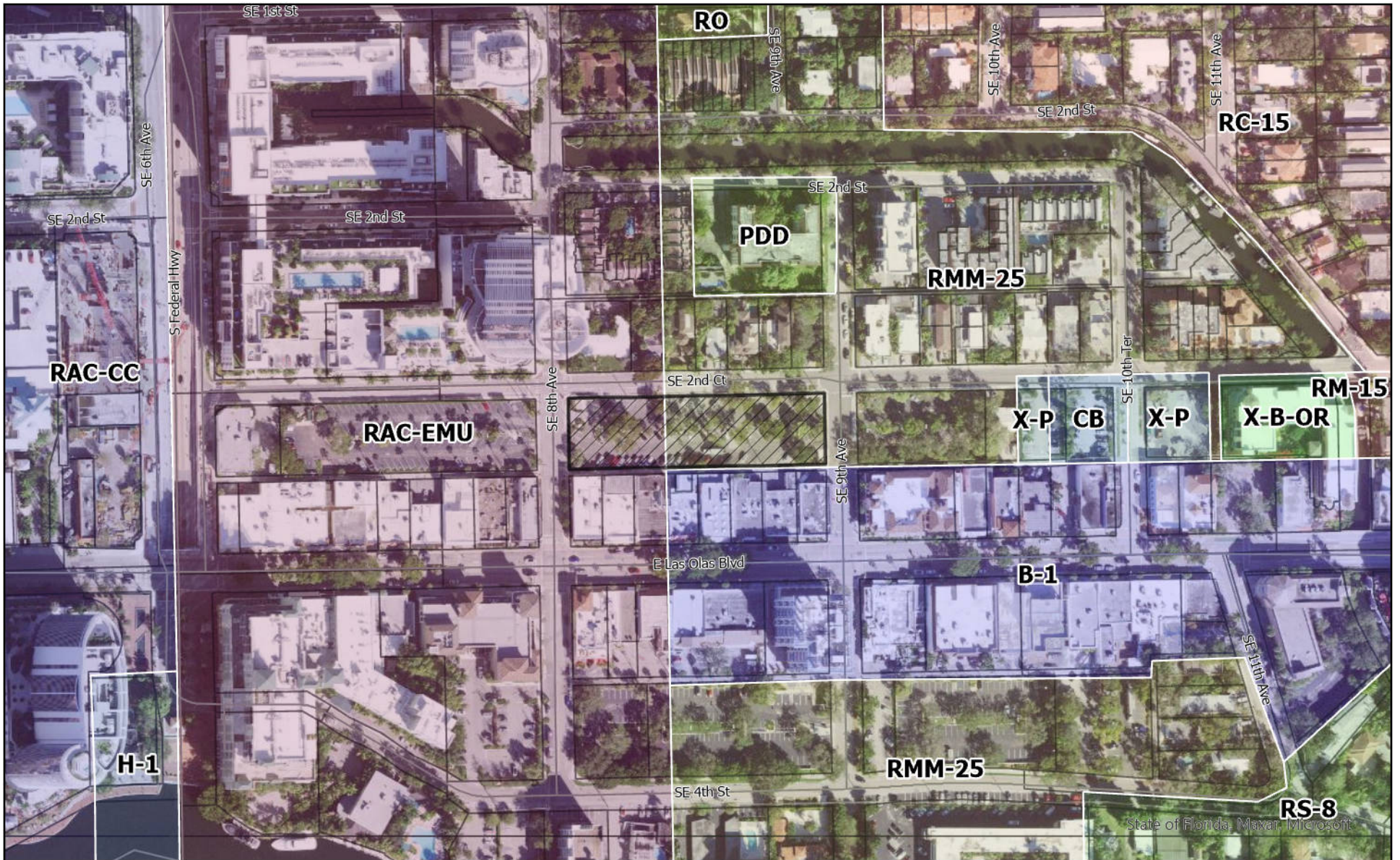
CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)	YES	NO	N/A	MORE
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1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max				
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.				
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.				
CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.			X	
2B *ULDR*	Maximum building height of 30 floors.	X			
2C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings up to 30 floors: 12,500 GSF floorplate max.			X	
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max				
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.				
3C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. -Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>				
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE
T2	Discourage land uses that are incompatible with transit and walkability.				
T3	Encourage pedestrian connections to transit stops and bike parking.				
T4	Encourage bike connections to transit stops and bike parking.				
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles				



T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.				
T8	Encourage green buildings, green site design and green infrastructure.				
T9	Create attractive, active and safe multimodal systems.				



UDP-SR23001 - 216 SE 8 AVE.

