



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 26, 2023

**PROPERTY OWNER /
APPLICANT:** L & A Beach Holdings, LLC

AGENT: Courtney Crush, Crush Law, P.A.

PROJECT NAME: Las Olas Ocean

CASE NUMBER: UDP-PDD23002

REQUEST: Site Plan Level IV Review: Rezoning from Planned Resort District (PRD) to Planned Development District (PDD) with an Associated Site Plan for 373 Hotel Rooms, 500 Multifamily Residential Units, and 23,634 Square Feet of Commercial Uses

LOCATION: 225 S. Fort Lauderdale Beach Boulevard

ZONING: Planned Resort District (PRD)

LAND USE: Central Beach Regional Activity Center

CASE PLANNER: Lorraine Tappen



Case Number: UDP-PDD23002

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Show allowable height, allowable number of stories, and allowable 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 FBC Accessibility volume.
9. Designate transient logging guest room in accordance with the FBC Accessibility 224.
10. Dimension accessibility requirements to site per FBC Accessibility Code.
11. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
12. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2020 FBC.
13. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
14. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
15. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
16. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
17. Show that the openings in the exterior walls adjacent to the south property line 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-PDD23002

CASE COMMENTS:

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

1. Show / label delineation of all the proposed Right-of-Way and sidewalk easements in the plans (especially in the Civil and Landscape plans).
2. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along S Ft Lauderdale Beach Blvd. and Seabreeze Ave. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us
3. 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.
4. Please provide Title search of the property, dated March 16, 2023, as indicated under Schedule "B" Tittle Notes of the boundary survey submitted. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
5. The corresponding Right-of-Way Vacations (V23004 and V23005) shall be approved by City Commission prior to Final DRC Sign-off and the vacation ordinance shall be in full force and effect prior to permit submittal.
 - a. Show limits of proposed Right-of-Way Vacations in the plans (especially in the Civil and Landscape plans).
 - b. Per Sec. 47-24.5.D.j: Dead-end streets shall be prohibited, except when designed as cul-de-sacs. Per Sec. 47-24.5.D.k.ii: Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than seventy (70) feet in diameter for turnaround purposes.
6. Provide disposition of all the existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). If utilities are to be relocated, please show where to. 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.
7. Proposed required on-site improvements (i.e. building, foundation, planters, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. If improvements are located within FDOT or Broward County Right-of-Way, provide correspondence indicating approval.



8. 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.
9. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access where applicable if any building overhang is proposed.
10. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
 - a. All the sidewalks shall be continuous across proposed driveway access points, as per City of Fort Lauderdale standard details.
11. Parking lot layout:
 - a. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - b. Proposed lane width on both sides of raised islands should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
12. Water and Sewer Plan:
 - a. The existing watermain along Almond Ave and Banyan St. need to be relocated. The configuration internally will be private. This relocation needs to be coordinated with Public Works prior to the modeling for the water and sewer capacity determination.
 - b. Provide a 10' (min.) exclusive water easement for any 4 inch or larger aboveground water meter located within the proposed development (for City Maintenance access); show and dimension easement on plan.
 - c. Provide a sewer manhole at the point of demarcation between private and public service line. The manhole shall be located within private property inside a 15' (min.) exclusive sewer easement; show and dimension easement on plan.
13. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction/modification of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
 - a. On-site and Off-site Drainage Calculations will be reviewed once the requested additional information is provided.



14. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, or modification 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).
 - a. Please clearly identify proposed curb and gutters, and how they will transition to the existing conditions, especially on the south side of Poinsettia St.
15. 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.
16. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
17. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
18. Maintenance Agreement Area Exhibit shall provide 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 to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

ADVISORY: Coordinate Maintenance Agreement Area Exhibit with the rest of the plans once they are revised.
19. Please note this project is within the Florida Department of Environment protection Coastal Construction Control line jurisdiction where special siting and design considerations are necessary to protect the beach and dune system, proposed or existing structures, adjacent properties, public beach access, native salt-tolerant coastal vegetation, and marine turtles. A DEP CCCL Permit will be required prior to any construction and/or excavation activities.

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-PDD23002

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 within 100 feet of FDC.
3. The south tower and south hotel need the fire command rooms on an outside wall/street. Not under the bldg. or covered drive.

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 mandatory and must be submitted before a building permit is applied for.

Case Number: UDP-PDDS23002

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment.

1. Flood zone (2014 FIRM Flood Insurance Rate Maps) 12011C0576H, A02.

The preliminary map shows an X500 (since these are preliminary maps, they are subject to change.

Buildings on plans submitted show a North Tower, North Hotel, South Tower, and South Hotel.

2. Sheet A5.02. shows a parking garage below the level 1, shows FFE (finish floor elevation) of the parking garage below level 1 (Example FFE 13.5 feet NAVD 88, cloud this correction on plans)
3. Elevation requirements. $HAG + AO 2' + 1' = FFE$ (finish floor elevation). The (HAG) Highest adjacent grade, as defined in 44 CFR 59.1, means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure plans provide this information on Architectural sheet and site plan.
4. Provide the finish floor elevation in feet using the NAVD 88 Datum and any flood levels below level 1.
5. Flood proofing is required for areas below $(HAG + AO 2 + 1') = FFE$ (equipment and generator will need to meet $(HAG + AO 2 + 1') = FFE$, Reference the floodproofing that will be done in these areas below $HAG + AO 2 + 1') = FFE$ NAVD 88.
6. Follow all codes for elevators requirements and show elevation of elevator pit. See attached reference links for code requirements.
7. Stairwell areas below $HAG + AO 2' + 1'$ will need to follow code requirements with floodproofing and meet the required flood vents.

REFERENCES

(Code of Ordinances, Chapter 14),

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

Case Number: UDP-PDD23002

CASE COMMENTS:

Please provide a response to the following.

1. 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.
2. Section 47-12.5. D.5.d. iv. Landscape Strip with Street Trees. Landscape strip area for street trees does not represent the soil volume requirement for root growth and shall be subject to approval by the Department. Street trees as defined by Section 47-21.2 of the ULDR, Landscaping and Tree Preservation and minimum dimensions for landscape strip to accommodate tree trunk growth shall be provided as follows: a) Shade trees having an average mature canopy spread of greater than thirty (30) feet shall be provided with two hundred twenty-five (225) square foot planted area, with a minimum nine (9) foot width being the smallest dimension; or b) Trees having an average mature canopy spread between twenty (20) and thirty (30) feet shall be provided with a ninety (90) square foot planted area, with a minimum seven (7) foot width being the smallest dimension; or c) Trees having an average mature canopy spread less than twenty (20) feet shall be provided with sixty-four (64) square foot planted area, with a minimum six (6) foot width being the smallest dimension; or d) Palms shall be provided with a twenty-five (25) square foot planted area and shall provide a minimum five (5) foot width being the smallest dimension except for a sixteen (16) square foot planted area with four (4) foot minimum width being the smallest dimension for Coccothrinax, Thrinax, Sabal and Ptychosperma spp. The Department will support a minimum five by five feet planting pit with the remainder of the soil volume utilized by CU Structural Soil or Soil Cells provided under the paved areas. Please demonstrate measured areas of planting pit and root development product use under the paved areas on Site, Civil, and Landscape plans.
3. 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 that required as to Section 47-12.5. D.5.d. iv. 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.
4. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.



5. 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.
6. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
Proposed utilities that are conflicting with the street trees including the root development areas, those utilities to be proposed in location as not to create conflict with trees.
7. 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 show all existing utilities to be utilized and those proposed on Landscape plan.
8. Please demonstrate with a cross sectional detail the overheads being placed underground in relation to the required streetscape.
9. Open space for Mixed-use Development. Any mixed-use development in the central beach districts is required to provide open space in accordance with the provisions of either subsection 47-12.5. C.1 for open space for residential uses or Subsection 47-12.5. C.2 open space for nonresidential uses, whichever provides the greater square feet of open space. It appears that based on the number of units will provide the greater square feet of open space and landscape area. please remove the calculations of Section 47-12.5. C.2. and replace with calculations for 47-12.5. C.1.
10. Open space. Open space, for the purposes of this section, shall include all areas on the development site not covered by structures, other than covered arcades, or not covered by vehicular use area. Open spaces can include, but are not limited to public plazas and pocket parks. Covered, double-story arcades with a minimum width of ten (10) feet and at least one side open to a street shall be credited towards open space requirements. The required open space shall be shaded through the use of trees, canopies, trellises, or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five percent (25%) of the required open space at grade shall be in pervious landscaped area. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. Pervious surface area, for the purposes of this requirement, may include, but not limited to open planting beds, porous paving systems, sand-set pavers, or any combination thereof. The total amount of open space required shall be calculated based on the size and density of the development, as follows: c. One hundred (100) square feet of open space shall be required for each dwelling unit in a development consisting of more than one hundred fifty (150) residential units. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet. Please provide an overlay sheet demonstrating those measured areas calculating that code is being met.
11. 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. show on landscape plan with measured clearance.
12. No large trees shall be located closer than twelve (12) feet to streetlights. No palms may be closer than seven (7) feet from streetlights. Section 47-21.9. F.3.
13. Shade trees must be located a minimum of twelve feet away from structures. Section 47-12.5.D.5.d.iii.



14. New trees required to be installed shall be planted so normal growth and aesthetic appearance will not be impaired nor shall potentially large trees be planted under utility lines or lighting, too close to structures or in an area where they will obstruct emergency vehicle access. Section 47-21.9. D. It appears that tree and palms are proposed close to the structure including under the balconies.
15. Please clarify existing Coconut palms along A1A for the existing tree list does not show to remain and the circle identified at those palms on the survey is not shown on disposition sheet. Also, the Department sees where there are Coconut palms missing within this sidewalk, please replace and if there are areas for additional to be provided, please propose as to have a continuous Coconut palm theme along A1A. please show existing and proposed Coconut palms along A1A on installation plan.
16. Please provide FDOT line of sight along Seabreeze BLVD and A1A of the development.
17. Please increase the landscape areas of which the line-of-sight conflicts with the street trees. With an increase in landscape width the street trees may be placed out of the line-of-sight to allow visibility of on-coming traffic. The Department would support the use of Queens Crape Myrtle and or palms to designate the entry to the Development off Seabreeze BLVD.
18. Corner of Seabreeze BLVD and Poinsettia Street please provide corner palms as to the Design Guidelines. The Department would ask that the north most proposed street tree along Seabreeze BLVD be switched to a palm. West of the drop off additional landscape area be provided between the travel lane and sidewalk to accommodate a corner palm as well. Please propose a Coconut palm as the corner palm east end of Poinsettia Street to help tie in the streetscape along A1A for this site and the neighboring site to the north.
19. Please provide the shade tree street trees on thirty feet centers. Along Poinsettia Street the three Green Buttonwood at the east end appear that they could be shifted and being on thirty feet centers could still accommodate the corner palm without blocking the stop sign. Going westward area devoid of street trees and others overcrowded. Seabreeze BLVD. the street trees appear to be more than thirty feet apart and those proposed at the Quarterdeck, please remove from plans.
20. Shade trees: Minimum sixteen (16) feet in height and eight (8) foot spread, with minimum seven (7) foot vertical clearance. Section 47-12.5.D.5.d.iii.a.
21. 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. 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.
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.
4. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



Case Number: UDP-PDD23002

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking lot, pool, gym, and common areas. It should be capable of retrieving an identifiable image of a person and a vehicle license plate.
10. Emergency communication devices should be placed in the parking garages, pool areas and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking. The parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-PDD23002

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. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a garbage chute?
15. Recommend trash chute accommodate recycling. If you have a garbage chute?
16. Draw equipment on the plan to show it will fit in trash room. If you have a garbage chute?
17. 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.



18. 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



Case Number: UDP-PDD23002

CASE COMMENTS:

1. The city's Transportation and Mobility department is against the vacation of Almond Avenue and Banyan Street. The street network is needed to remain public right of way to provide vehicular relief from Las Olas Blvd, A1A, and Seabreeze Blvd.
2. The proposed development will be removing 13 existing metered parking spaces, the cost to remove the metered parking spaces is \$50k/space x 5 Years per parking space and must be approved by the Transportation and Mobility Director Ben Rogers. The total cost to be paid to the Transportation and Mobility Department for this proposal shall be \$3,250,000.
3. Provide the FDOT pre application access management letter for the proposed driveway modification on the state roadways.
4. 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.
5. 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.
6. Mechanical lift parking or Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:
 - a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
 - c. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
 - d. If the above conditions cannot be met, then a valet parking must be provided.
7. Vertical tandem parking spaces are prohibited to be placed on parking ramps or any grade that is greater than 2%.
8. Vertical tandem shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 14 feet in clear height above the parking space entrance level.
9. Include a schematic of the vehicular lift system that will be used with the plan set.
10. 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 and make sure the accessible route does not conflict with parked vehicles backing out.



11. Per ULDR Section 47-20.9, Parking garages shall be designed in accordance with engineering standards including sloping floor grades shall not exceed five percent (5%) for ninety (90) degree parking. Either remove the parking from the slopes that are greater than 5% or redesign the garage and the slopes so that the slope is no greater than 5%.
12. The following comments are in reference to the streets not being vacated:
13. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. Since the streets shall not be vacated the minimum stacking requirements shall be met at each curb cut.
14. Off-street parking to meet the sites parking requirements shall not be placed under public right of way.
15. Building structures shall not be built over public right of way.
16. Building columns shall not be built in the public right of way.
17. Reduce the number of curb cuts on Poinsettia St and provide parallel on street parking on Poinsettia St.
18. 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.
19. Per ULDR Section 47-20.6, Loading zones must meet the following:
 - a. A "Type II" off-street loading zone, as required in the Table of Parking and Loading Zone Requirements shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. The location of a Type II loading zone shall be drawn on the parking facility site plan. No backing into a public right-of-way shall be permitted for Type II loading zones. Access to and from Type II loading zones shall be clearly indicated on the site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle).
 - b. Type I and Type II loading zones shall have a minimum vertical clearance of fourteen (14) feet.
 - c. Loading zones may not be placed where they obstruct required fire lanes and access to hydrants. Loading zones shall be located on a parcel in a place which insures convenient and safe entry and exit for the users of the loading zone, and the convenience and safety of pedestrians and motorists using the parcel.
20. 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.
21. A valet parking agreement shall be required for a proposed valet operation.



22. Submit a valet queuing analysis for the proposed valet operation using ITE queuing methodology.
 - a. The service rate shall account for the time of the valet attendant to receive the vehicle, drive the vehicle to the garage, and walk back to the valet stand.
 - b. Assume 30 seconds to receive the vehicle from the guest.
 - c. Use a rate of 29.3 feet/second to cover the distance for the valet attendant to drive the vehicle from the valet stand to the furthest valet parking stall from the valet stand.
 - d. Use a rate of 4.5 feet/second to cover the distance for the valet attendant to walk from the furthest parking stall in the garage from the valet stand back to the valet stand.
 - e. Update the site plan in the queuing analysis to reflect the new proposed operation.
23. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
24. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
25. Provide a minimum of 7 feet wide sidewalk on **Banyan St.** This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. Back of sidewalk shall be placed on the property/right of way line.
26. Provide a minimum of 7 feet wide sidewalk on **Almond 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. Back of sidewalk shall be placed on the property/right of way line.
27. 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.
28. 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.
29. 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.
30. 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-PDD23002

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 March 4, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The site is designated Central Beach Regional Activity Center on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
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 Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at LTappen@fortlauderdale.gov or 954-828-5018.
4. 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; 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.
5. Please be advised that development applications in the Central Beach Regional Activity Center (RAC) are subject to vehicular trip and residential unit availability at the time of approval, on a first come, first served basis. Applicant shall confirm the status of the availability of trips or units during the DRC approval process. Processing of a development permit application does not guarantee vehicular trip or unit availability until approval is granted by the City Commission.
6. Provide a sketch and legal description for the Planned Development District (PDD) property for the rezoning.
7. 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](#)

8. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to scheduling for City Commission hearings.
9. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is a potential to encounter previously undocumented cultural resources. A Phase I archaeological survey/monitoring plan should be developed a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended. The purpose of which will be to provide archaeological testing on the parcel prior to development/ground disturbance activities, and for archaeological monitoring off all ground disturbance activities for the duration of the development.

A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform work outlined within the attached letter. A final report must be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

10. Pursuant to ULDR, Section 47-37A.8, PDD Criteria and Limitations, vacating streets and alleys should only be considered if such vacations do not decrease pedestrian or multimodal connectivity or rather improves connectivity. Applicant has submitted two applications to vacate right-of-way. Demonstrate how the proposed plan improves pedestrian and multimodal connectivity.
11. Pursuant to ULDR, Section 47-37A.4, Uses permitted, the application needs to provide a permitted use table that outlines the specific uses permitted under the PDD zoning district.
12. Pursuant to ULDR, Section 47-37A.6, Application requirements, described those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project and benefit to the public. Staff recommends expanding table on Sheet C0.C for this purpose.
13. As proposed, the site plan is designed with the building footprint occupying the majority of the property leaving minimal space for adjustments, pedestrian plaza areas along the perimeter, beachfront space, and other site elements that would provide for a great public realm experience. In addition, the applicant is proposing to vacate right-of-way and utilize such for private vehicular access and drop-off while also proposing numerous curb cuts along Poinsettia Street which only exacerbates the site design issues. Staff is unable to determine the public benefit for vacating the right-of-ways given the current

design. The site design should be reevaluated to address the following: (1) remove the curb cuts for drop-off areas and relocated internally; (2) the proposed vacation of Banyan Street should result in a continuous pedestrian area and connect to the proposed public space to the east thereby providing a significant east-west plaza; (3) provide more perimeter pedestrian plaza areas or respites near entrances, outdoor dining, etc.; (4) articulate the building footprint in key locations by shifting the storefronts back allowing more grandiose entrances; and (5) widen the sidewalk along Poinsettia Street to a minimum of 10 feet and widen the sidewalk along A1A greater than 20 feet.

14. As proposed, the building design does not reflect the high-quality, creative, unique design expected for Central Beach and reflects the building design of other projects along Central Beach. Given that the applicant is requesting a PDD, the design needs to contain a unique design approach that makes the project special. The building design should be reevaluated to address the following: (1) softened the horizontal, linear design with curved elements at certain locations; (2) enhance building corners with architectural treatments that result in the corners being more pronounced; (3) increase the floor to ceiling heights along the first level to a minimum of 21 feet with 29 feet at the corners; (4) enhance the tower tops with more dramatic features; (5) increase the tower to tower separation; and 6) shift the tower balconies out of the setback. See images below for examples.

First Floor Double-Story Height



Parking Podium Screening



Building Corner Treatments





Vertical elements



Strong architectural identity



15. Address the following in the narrative:
- Summarize traffic impact study for ULDR Sec. 47-25.2.M.
 - Provide information on architectural details to enhance the pedestrian environment in ULDR Sec. 47-25.3.3(e)(iv) (c)
 - Describe public benefit of the increased FAR in greater detail per ULDR Sec. 47-26A.1.G(5).
 - Provide response for ULDR Sec. 47-12.5.C open space requirements and 47-12.5D streetscape design.
 - Add responses to ULDR Sec. 47-37A.6 including innovative design aspects and aspects of the PDD that are not in compliance with the current PRD zoning district.
 - Provide more information regarding the architectural design for ULDR Sec. 47-37A.9.C
 - Provide more information and square footage of public open space areas for response to ULDR Sec. 47-37A.9.D.
 - Provide more information on stormwater infiltration through landscaped areas in response to ULDR Sec. 47-37A.9.E.
 - Indicated the method for maintaining public access to publicly-accessible plazas.
 - Provide the standards for signs, landscaping, parking and other development standards not mentioned in the narrative, site plan, or development agreement. If standards are not outlined, then references to the existing ULDR section(s) should be noted.
 - Indicate how ULDR Article III. Special Entertainment Overlay District would be enforced.
 - Update response to ULDR Sec. 47-37A.5 regarding application public outreach meeting or provide separate response.
 - Add trash management plan to response to ULDR Sec. 47-25.2.K.
16. Make the following changes to the site plan:
- Reduce curb cuts on Poinsettia Street and consolidate drop off areas.
 - Remove drop off on Banyan due to lack of required vehicular reservoir space.
 - Incorporate public plaza areas at corners with characteristics similar to public plaza space facing S. Fort Lauderdale Beach Boulevard.
 - Incorporate 20-foot sidewalk on AIA/S. Fort Lauderdale Beach Boulevard.



- e. Incorporate 10-foot sidewalk, clear path, and landscaped area between the sidewalk and curb on Seabreeze Avenue and Poinsettia Street.
 - f. Pursuant Section 47-23.4, Beach Building Restriction Line, indicate on site plan sheet or provide separate graphic that depicts the beach building restriction line and setback distance of a minimum 100 feet from the mean water line of the Atlantic Ocean per the ULDR.
 - g. Show table and seating layout for outdoor dining.
 - h. 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. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - i. Dimensions of loading area.
 - j. Add external bicycle parking as close as possible to pedestrian entryways/doors. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>
 - k. Incorporate rainwater gardens to reduce stormwater impacts on properties at lower elevations to the east and overall beach area resilience.
17. Add the following to the site plan data table:
- a. Provide FAR of non-residential intensity for comparison with Section 47-37A.8.G regarding FAR for non-residential limit of 3 for the PDD District.
 - b. Parking calculation including for outdoor dining area.
18. Provide the changes on the elevations and renderings:
- a. Add setback dimensions from the property line to the building and architectural features.
 - b. Incorporate special corner treatments, both vertically and horizontally, to emphasize the building corner and provide a notch or curved facade at the ground level, setting the building back with a generous space for pedestrians.
 - c. Increase first floor height to 21 feet and 29 feet at the corners to enhance the pedestrian experience.
 - d. Shift balconies out of the setback.
 - e. Increase tower separation.
 - f. Incorporate significant architectural features to create a stronger architectural identity and expression such as integrated vertical architecture features, curved elements, building projections, change in materials and expressive, dramatic tower top design.
 - g. Increasing ceiling height for 8th floor at the podium level to break up vertical massing.
 - h. Provide width of overhang over raised patio areas facing A1A to maximized shaded outdoor dining areas. Arcades should be a minimum of 10 feet wide in the PRD per ULDR Sec. 47-25.3.
 - a. Remove landscaping on balconies to reduce maintenance issues.
 - b. Replace stretched metal panel system with more decorative screening material.
 - c. Add dimensions on cross sections on Sheet L0-3-01 and show landscaped area between the sidewalk and sidewalk on Seabreeze Boulevard.
 - i. Detail of ground floor elevations with scale no less than 1/4" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include outdoor seating and pedestrian walkways and proposed landscaping.
 - j. Provide dimensions and label section sheets A5.01-A5.03 based upon perspective (North, South, East, West).
19. Provide the following renderings:
- a. Pedestrian perspective of ground floor along Poinsettia Street.
 - b. Provide a night-time renderings of the proposed project elevations.
 - c. Provide rendering from waterline.

20. Provide the following regarding building shadows:
 - a. Pursuant Section 47-23.6, Beach Shadow Restrictions, properties that front the western right-of-way line of A-1-A between Seabreeze Boulevard and NE 18th Street that contain structures in excess of 35 feet in height shall provide a setback of at least one foot per one foot of height beginning the measurement at the ground level. Provide cross section depicting compliance with this requirement.
 - b. Shadow study indicating shadows at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22), and Spring Equinox (March 21). Indicate property lines and indicate shadow spillover beyond property lines. Study must be in context and scale with the surrounding area, and should show adjacent lots, streets, neighboring buildings, pools, etc. Indicate if any parks or open space will be impacted.
21. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that includes cross sections measured from the beach to building illustrating the light view shed and provide notes on the site plan and building elevations regarding compliance with Section 6-49.
22. Provide dimensions and indicate lighting poles on landscape plans. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14)
23. Pursuant to ULDR, Section 47-37A, provide the following agreements prior to Final DRC issuance:
 - a. Unified control document recorded in the public records of Broward County for areas proposed for common and public ownership.
 - b. Restrictive covenants, required easements, dedication of public open space recorded in the public records of Broward County.
 - c. Development agreement which includes maintenance requirements with bond assurances other documents related to the approval and implementation of the PDD. This includes but not limited to contracts, covenants, deed restrictions, sureties and bonds acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense.
24. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the 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.
25. Provide documentation from the Broward County Emergency Management Department indicating that with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.

26. Provide School Capacity Availability Determination (SCAD) letter for the proposed mixed-use site plan and rezoning application prior to submitting an application for placement on a Planning and Zoning Board agenda. Prior to final DRC, please provide final SCAD letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
27. 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.
28. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and 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>
29. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
30. Incorporate 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 rooftops.

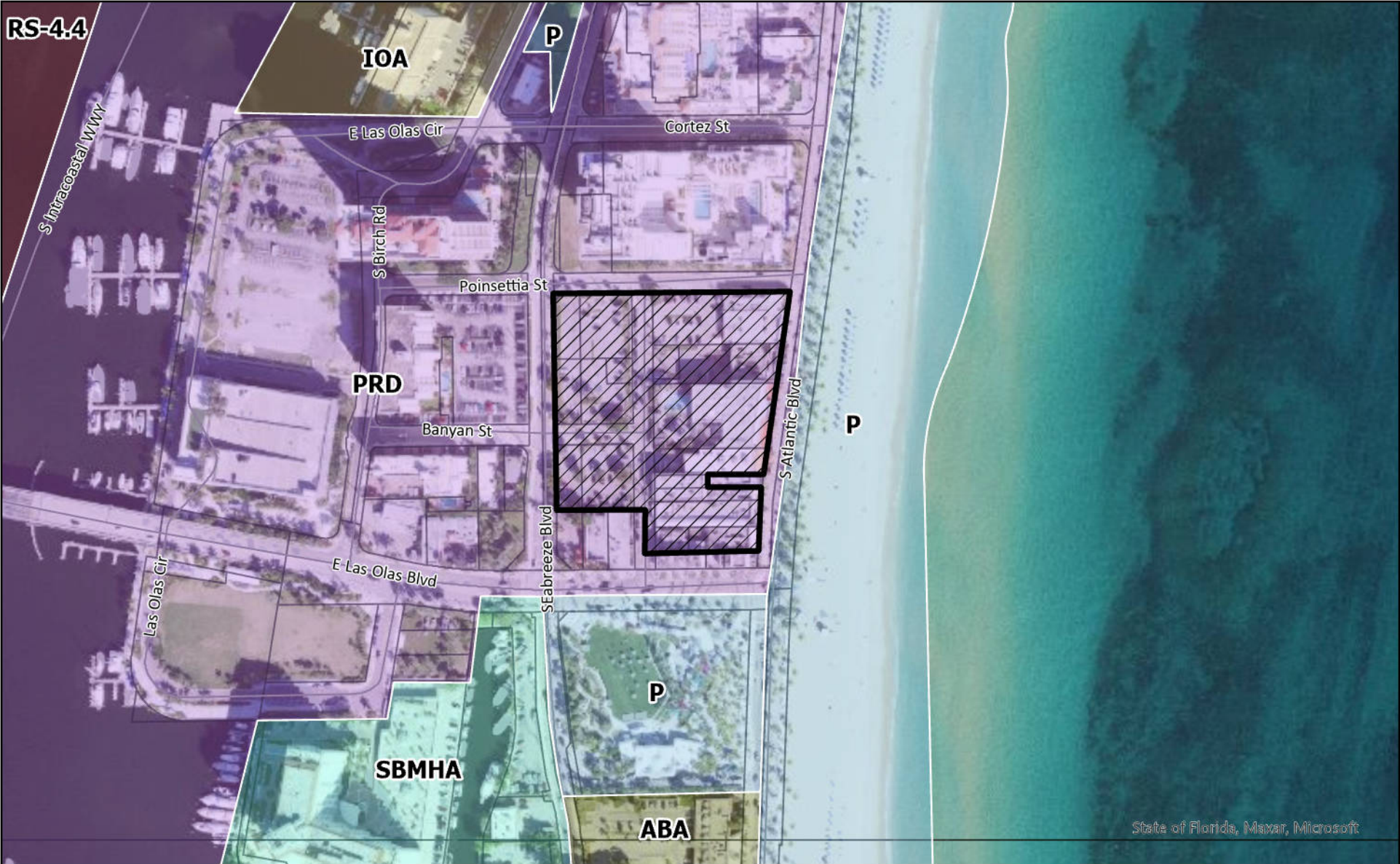
GENERAL COMMENTS

The following comments are for informational purposes.

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

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and for routing to DRC members.
2. 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.
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. Provide a written response to all Development Review Committee comments.

Additional comments may be forthcoming at the Development Review Committee meeting.



State of Florida, Maxar, Microsoft

UDP-PDD23002 - 225 S FORT LAUDERDALE BEACH BLVD.

