

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S23067



CASE INFORMATION

CASE:	UDP-S23067
MEETING DATE:	January 09, 2024
REQUEST:	Site Plan Level II Review: 345 Multifamily Residential Units with 3,645 Square-Feet of Commercial Use
APPLICANT:	501 NE Holdings, L.P.
AGENT:	Andrew Schein, Lochrie & Chakas, P.A.
PROJECT NAME:	Flagler Village Residences
PROPERTY ADDRESS:	500 NE 3rd Avenue
ZONING DISTRICT:	Regional Activity Center - City Center District (RAC-CC)
LAND USE:	Downtown Regional Activity Center
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Flagler Village Civic Association
CASE PLANNER:	Tyler Laforme

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.

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CASE COMMENTS:

Please provide a response to the following:

1. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the FBC.
2. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC.
3. Designate Fair Housing Provisions per FBC Accessibility volume.
4. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
5. Show that the openings in the exterior walls adjacent to the property lines meet the requirements of Table 705.8 of the 2020 FBC.

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

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

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along west side of NE 4th Avenue, to complete half of 50' Right-of-Way section; show / label delineation in the Civil and Landscape plans.
2. Provide permanent Sidewalk Easement as appropriate along west side of NE 4th Avenue to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the Civil and Landscape plans.
3. Provide permanent Sidewalk Easement as appropriate along east side of NE 3rd Ave Andrews Avenue to accommodate portion of pedestrian clear that may be located beyond public Right-of-Way; show / label delineation in the Civil and Landscape plans.
4. Provide permanent Sidewalk Easement as appropriate along north side of NE 5th Street to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the Civil and Landscape plans.
5. Provided water easement for the proposed 8" meter shall extend to the proposed Right-of-Way line.
6. Please provide a water easement for the proposed 4 Inch water meter located within the proposed development (for City Maintenance access); show / label delineation in the Civil and Landscape plans.
7. 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. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
8. Provide a current signed and sealed boundary based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
9. The corresponding Right of Way Alley Vacation (UDP-V23008) shall be approved by City Commission prior to Final DRC Sign-off. If approved, the building design shall allow a minimum of 14 ft head clearance above the proposed access easement.



10. 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). 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, stormwater drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
 - a. Engineering staff will contact the City Facilities Manager and will provide plans with proposed removal of the existing light poles as shown on plan C-06. Approval from the City Facilities Manager is required.
 - b. Provide disposition of existing private stormwater drainage system interconnection that serves the existing property at 512 NE 3 Ave (Folio 504203020280). Also show how the facility will retain drainage adequacy.
11. Engineering plans must have enough information and clarity to indicate the location, nature and extent of the proposed work. Plans must demonstrate conformance with ordinances, rules, codes and engineering standards and should differentiate between existing and proposed conditions. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (off-site) as applicable.
12. For County Road NE 3rd Ave, should on-street parking be retained on plans, provide documentation from County supporting the design.
13. Per ULDR Section 47-2.2.Q, show and label all the applicable 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). 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.
14. Water and Sewer Plan:
 - a. The 10'x15' utility easement for the proposed sanitary sewer manhole in the alley cannot be established within the City right-of-way.
 - b. Proposed configuration for sanitary sewer laterals, cleanouts and connection to proposed manhole as shown on the plan is not allowed by the City standards. Please follow City guidelines and standard details.
 - c. For all water service connections 4 inches or larger double valves must be used at tapping locations per City standards.
 - d. The proposed irrigation connection must have a separate tap/connection to a City main.
 - e. The proposed 4-inch water connection for commercial service must have a meter and double check valve. A minimum of 10'x15' permanent Utility Easement for the proposed water meter must be shown and labeled on the plans. The tap size should match the size of connection, which is 4-inch and use matching tapping sleeve and valve.
 - f. The proposed tapping sleeve sizes appear to be inconsistent (6x6 adjacent to 8x8) and the City water main is not labeled. Label the City water main showing the actual size and material and make sure the tapping sleeve sizes match the water main size.
 - g. Street names are not shown. Please label the streets.



15. Provide a Civil Grading plan for review. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways.
Provide rim and invert elevations for inlets, inlet types, exfiltration trench sizes (if used), lengths and materials and other applicable information for the proposed drainage system.
16. 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.
17. Drainage plan C-03 shows private drainage system across the alley to be vacated. The design is contingent upon the alley vacation case being approved.
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/modifications 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. 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.
20. 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.
21. 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.

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

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

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CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Stairwells must comply with FBC 1028.1 for the 50 % rule leading directly to the outside.

GENERAL COMMENTS

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

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

15.1 Application.

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

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

Minimum thresholds that require an evaluation are as follows:

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

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

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.



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CASE COMMENTS:

Please see comments below. Additional comments may be forthcoming once this requested information.

1. Please be aware that at the time of building permit application you will be required to use the FEMA Flood Insurance Rate Map in effect at that time. If your plans are being designed to the 2014 FIRM Flood Insurance Rate Maps and when you make application for a building permit, you will use the Flood Insurance Rate Maps in effect at that time. Flood zones may also change, and applicants will be required to meet the Base Flood Elevation (BFE) + 1' freeboard+.4) = FFE of that particular flood zone in effect at time of building permit application. This is why the preliminary flood zone information has also been provided to you. See link: <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/>

2. The Base Flood Elevation currently (AH, BFE 5' NAVD 88), (and AH, BFE 6' NAVD) under the 2014 FIRM. The preliminary flood maps show (Panel 369J, AE), (BFE 6')

3. Show the Finish floor elevation on the following. Please use the NAVD 88 datum and show in feet (example BFE 6' + 1' +.4 = 7.4' FFE NAVD 88)

4. Please show the finish floor elevation on the following sheets (A-0.03), (ground floor sheet A-2.00), (include elevator pit elevation) and (FFE at the bottom of the stairwell on sheet A2.0), (Sheet A-3.0), (A3.01) (A3.02)

5. Flood vents will be required in the garage area if the finished floor elevation is below the BFE. Flood vents are required to be on opposing walls at 1 square inch for every square foot of enclosed area.

6. Show what type of floodproofing you plan to use in areas below (Base Flood Elevation),).



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References

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

- A) Elevate all equipment above (BFE + 1' + .4)
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

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

Florida Building Code (7th edition) Flood Resistant Provision

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

City of Fort Lauderdale Flood Ordinance

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

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

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

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

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



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CASE COMMENTS:

Please provide a response to the following.

1. Please revise tree and palm mitigation in equivalent replacement and in equivalent value. Please note that landscape or landscaping, as per ULDR 47-21.2.A.15, is defined at ground level and open to the sky. Indicate how the mitigation will be provided on ground level landscape plans.
2. Within the RAC districts, when overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. It is unclear on NE 5th Street if existing overhead utilities are proposed to remain or be placed underground. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas. Small maturing trees require a minimum 6 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio.
3. 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 revise if in conflict.
4. Shade trees require a minimum of 15 feet from structures. Section 47-21.9.F.1. Please consider an alternative species to *Elaeocarpus decipiens* along building colonnade in regards to "right tree, right place" principles.
5. Update renderings to more accurately depict proposed landscaping. Specifically, aerial renderings showing Level 16 depict proposed landscaping areas that are not proposed in the landscape design.
6. As per Section 47-21.9.G. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a) Tree islands may be reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
7. 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.
8. 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.
9. 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 of high, medium, and low on a plan, and include calculations in table.

10. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
11. 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:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS.
9. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible
10. Retail unit exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
11. Light reflecting paint should be used in the 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 garages should have access control separating private residential parking from public access parking.
15. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spike to prevent unauthorized intrusion or "piggy-backing".



16. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
17. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
18. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

General Comments:

It is highly recommended that the managing company arrange for private security during construction. Please submit responses in writing prior to DRC sign off.



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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 (Commercial / MultiFamily).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high 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.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
16. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be***



generated (if different from current capacity), and containers requirements to meet proposed capacity.

- *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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



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CASE COMMENTS:

1. The traffic impact analysis file that was uploaded to lauderbuild was corrupted. Please re upload the file or email it to brestrepo@fortlauderdale.gov. Comments for the traffic impact analysis will be forthcoming.
2. 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.
3. 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 a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum inbound staking requirement is five (5) stacking spaces and outbound stacking requirements is one (1) space. The site does not meet the minimum 5 stacking spaces requirement from the back of sidewalk. Revise the plans accordingly.
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 10' X 10' sight triangle at the proposed garage driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the garage being able to see the pedestrians walking on the sidewalk against the building.
6. Does the property with address 500 NE 3rd Avenue have offsite parking agreements on it? And by removing this parking does it now make another site no longer meeting the City adequacy requirements?
7. A mid-block crossing analysis was performed at the US-1 and NE 5th Street intersection to investigate if pedestrian crossing treatment is required. According to the FDOT Traffic Engineering Manual based on number of pedestrians observed pedestrian crossing treatment is required. Developer shall pursue installation of a crosswalk and ADA ramps at this location including design, permitting with Broward County Public Work Department/FDOT and construction. An engineering study is required to determine the specific type (e.g., crosswalk, RRFB, PHB, Traffic Signal etc.) of pedestrian treatment would be most appropriate. Study and proposed treatment shall be reviewed by the City's Transportation and Mobility Department.
8. The number of pedestrian crossings at NE 3 Avenue and NE 5 Street is expected to increase with this development. Developer shall pursue installation of a crosswalk and ADA ramps at this location including design, permitting with Broward County Public Work Department and construction.



9. Pursue design, permitting and installation of crosswalk markings and ADA ramps for north - south crossing at NE 3 Avenue and NE 5 Street.
10. Pursue design, permitting and installation of RT lane only pavement markings along westbound approach of NE 5 Street/NE 3 Avenue.
11. Construct a curb and gutter along the north side of NE 5 Street between NE 3 Ave and NE 4 Ave.
12. Maximize the effective width of the sidewalk along the north side of NE 5 Street between NE 3 Ave and NE 4 Ave including any necessary utility relocation
13. 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.
14. 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.
15. 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.
16. 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-S23067

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before April 13, 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 applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
- 3) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this land use designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 4) The proposed development application is subject to approval by the City Commission for proposed deviations. As proposed, the project does not meet certain DMP requirements as stated in the comments. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. 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.
- 5) Pursuant to ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,300 per unit for the total number of units within the development (*staff estimate at \$3,553,500*) with the final calculation to be computed at time of building permit issuance. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. One hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance. Applicant has indicated in the application narrative that the project will pay in-lieu pursuant to the ULDR.
- 6) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 7) Applicant should re-design the project to incorporate more positive elements that meet the design standards and intent of the Downtown Master Plan (DMP). The applicant is proposing to vacate the alley



located between NE 3rd Avenue and NE 4th Avenue and utilize the area above the alley for the development. As a result, the building scale and mass is larger than would be permitted if alley remained resulting in the project not meeting several DMP standards including tower setback, floorplate size, and tower separation. In addition, it also falls short in respect to tower top design, creative façade composition, and overall quality and application of materials, which the outcome is an uninspiring design with a lack of contextual design compatibility with the surrounding area. There should be more variation in podium roofline, expressive tower top design, variation in building placement, and other design treatments to align the project with the DMP. Special attention should be given to building corners, primary entrance features, and liner units along the podium. Double or triple ground level floor-to-ceiling-height should be provided throughout the project. Significant revisions are needed for this project to meet the overall goals and design intent outlined in the DMP as there is no justification for the deviations listed above. Staff recommends a follow-up meeting regarding design.

- 8) Provide additional elevations and renderings showing the north and south views of the project.
- 9) In continuation of the comment above, the project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable categories and has provided images to assist the applicant.

Street Design Standards

- a. S8) Provide the horizontal dimension for tree clearance from the building on the landscape plan and on cross sections.
- b. S11) Provide accurate curb radius dimensions. The civil and architectural plans have conflicting dimensions.
- c. S12) The curb cut along NE 4th Ave should be relocated to the alley to reduce conflicts and encourage pedestrian walkability.
- d. S15) Ensure building line along NE 5th Street aligns with the adjacent properties to the north and south of the project. Depict such on a contextual sheet in the plan set.
- e. S16) Provide correspondence with FPL regarding the undergrounding of overhead utilities.

Principles of Building Design

- a. B1) Streetwall should generally meet the setback line. Along NE 3rd Avenue, the building setback should be 10 feet with 40 feet from centerline (80-foot ROW).
- b. B2) Per Sheet A0.06, there is unusable open space around the site which is inconsistent with DMP. The unusable open space should be consolidated into usable plaza/open space. Address this issue.
- c. B3) The maximum streetwall height is 7 floors, currently the plans show 8 floors on the podium including the level labeled as "intermediate level". This exceeds the permissible podium height which requires City Commission approval.
- d. B7) The tower setback along NE 5th Street and NE 4th Ave should be 30 feet from the edge of building shoulder not ~15 feet due to width of the Rights-of-Way.
- e. B9) The access to the parking garage should be from the alley.
- f. B11) The east façade should have active uses, liner units, walk-up units to relate to the surrounding context and adjacent development to the east. Address this issue.



- g. B12) Provide additional shading devices. Add a larger architectural feature overhang at lobby entrance to create an area of respite for the public. Provide updated cross sections reflecting this feature. See images below:



- h. B20) Balconies cannot encroach within the tower separation, as shown on sheet A2.06. See Exhibit A at the end of the document for specific dimensional requirements. Encroachment into the tower separation requires City Commission approval.

Quality of Architecture

- a. Q1) Sheet A4.05 exemplifies that the building is very flat and blocky. The north and south elevations are very massive and should be reduced.
- b. Q2) Provide a more expressive tower top with significant roofline articulation, as this project is very impactful on the surrounding context and skyline.



- c. Q3) Provide additional materials that complement the building and are higher quality. Plaster finish is not high-quality material.
- d. Q5) Sheet A3.02 clarify the garage screening elements as there are two types shown.
- e. Q7) Provide a better layering of materials, variations in building form, and articulate the podium at the intersections. Additionally, enhance the ground level by layering higher quality materials at the pedestrian realm.



Storefronts

- a. SF7) Show how you are disguising unfriendly uses, there are blank walls on the project.
 - b. SF8) Provide a night render of the building at the ground level perspective.
- 10) Ensure renderings accurately reflect the project building materials and design. Provide close up detail images of all of the materials used. The rooftop screening material should be depicted.
- 11) Please be advised that all improvements within the Right of Way along NE 3rd Avenue (County ROW) will need to be reviewed and approved by the County.
- 12) 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;
 - i) Sheet A2.09 shows the spot elevations of the equipment, but provide the elevation of the parapet wall surrounding the equipment as well.
 - ii) Screening of equipment should be designed in conjunction with stairwell and elevator shafts where the screening is part of the building volume not separate projecting elements. Address this issue.
- 13) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- 14) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 15) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 16) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water

heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

- 17) There is an associated ROW Vacation application, DRC Case No. UDP-V23008, which is under review and there are comments associated with the application. Staff recommends the applicant address these two applications in a manner that results in a better coordinated effort and project design. In the event the ROW vacation is approved, then the Final DRC for the site plan cannot be issued until after City Commission approval and any necessary relocation plans and/or easements have been reviewed and approved by staff.
- 18) 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. Consider placing art at the southeast and northeast portions of the site.

GENERAL COMMENTS:

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

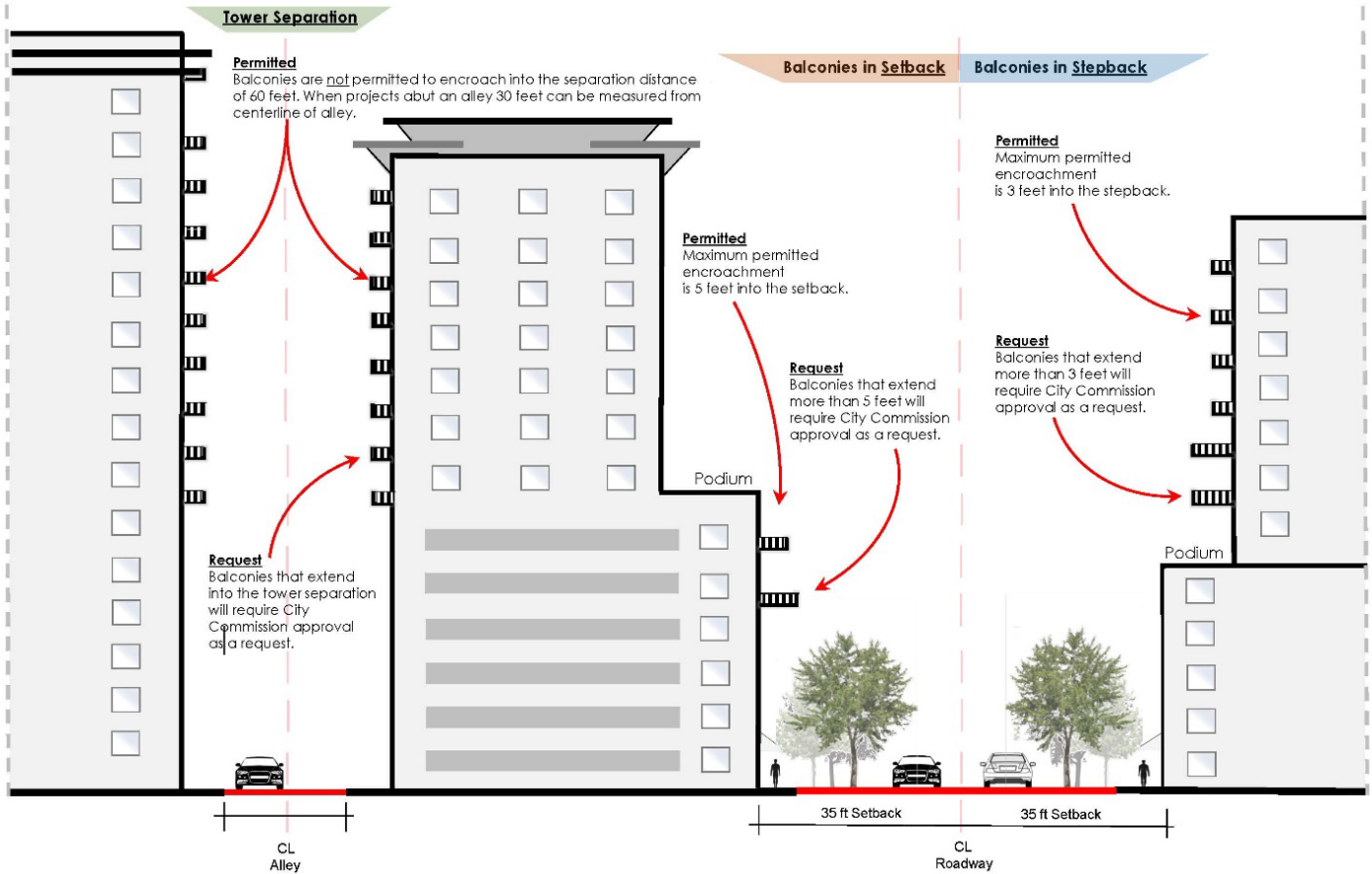
- 19) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 20) If this project is proposing off-site staging on a separate parcel, 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.
- 21) 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.
- 22) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions.
- 23) Additional comments may be forthcoming at the DRC meeting.



Exhibit A

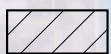
Balcony Encroachments: The following graphic depicts the permissible encroachment for balconies in areas of the City with an adopted master plan based on existing encroachment under ULDR, Section 47-19 and when the encroachment exceeds staff approval authority and a request to the City Commission is necessary.

*The local street cross section from the DMP was used as streetscape example with 35-foot from centerline to building line. Other master plans have varying streetscape widths and setback distances.
**Drawing not to scale





LEGEND

 Subject Site

UDP-S23067 - 500 NE 3rd Ave - Flagler Village Residences

