

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S23070



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S23070
MEETING DATE:	March 12, 2024
REQUEST:	Site Plan Level III Review: Proposed Use Greater than 10,000 Square-Feet in Community Business District; Conditional Use for Mixed Use Development with 11 Multifamily Residential Units and 1,588 Square Feet of Commercial Use
APPLICANT:	Ocean View Boruj, LLC.
AGENT:	Abe Borujerdi, American Building Engineers
PROJECT NAME:	Ocean View Boruj
PROPERTY ADDRESS:	2888 E. Oakland Park Boulevard
ZONING DISTRICT:	Community Business (CB)
LAND USE:	Commercial
COMMISSION DISTRICT:	1 – John Herbst
NEIGHBORHOOD ASSOCIATION:	Coral Ridge Association
CASE PLANNER:	Nancy Garcia

RESUBMITTAL INFORMATION

- Applicants 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. Update the building code references to the current 2023 Florida Building Code-Eight Edition.
2. Update the ASCE standards for Minimum Design Loads for Buildings and Other Structures to the current ASCE 7-22.
3. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
4. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
5. Provide building construction type designation per Chapter 6 of the 2023 FBC.
6. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
7. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
8. Designate Fair Housing Provisions per 2023 FBC Accessibility volume.
9. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
11. Show that the separation between exit access doorways meet the requirements of section 1007 of the 2023 FBC.
12. Show that the openings in the exterior walls adjacent to the east and west property line meet the requirements of Table 705.8 of the 2023 FBC.
13. Per Section 1027 of the FBC, exterior exit stairways and ramps shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane. Per the FBC this building contains more than six stories above grade plane and exterior exit stairways are not allowed.

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 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>



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DEDICATION OF RIGHTS-OF-WAY:

Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement along south side of State Road 816 / Oakland Park Boulevard Frontage Road, extending from existing FDOT Right-of-Way boundary to back of proposed 7' sidewalk, to accommodate the pedestrian clear path located beyond public Right-of-Way; show / label delineation in the plans.
- b. Provide a minimum of 10' x 15' permanent Utility Easement for the proposed 4 Inch water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements for 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>
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.
 - a. Provide a PDF copy of all recorded documents (i.e. easements, dedications, agreements, vacations, etc).
 - b. Ensure that property boundaries shown/labeled are consistent with current Plat.
3. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.



4. Provide PDF copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along the adjacent State Road 816 / Oakland Park Boulevard Frontage Road. For meeting request or for additional information, please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us.
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition with the existing features (on-site and off-site) as applicable.
 - a. Depict existing sidewalk adjacent to west side of the development (i.e. that abuts curb & gutter) along State Road 816 / Oakland Park Boulevard Frontage Road and how proposed sidewalk/pedestrian path will transition with existing sidewalk.
 - b. Along property frontage to State Road 816 / Oakland Park Boulevard Frontage Road, proposed sidewalk, landscape, irrigation, etc. shall not extend beyond east property boundary (there is no existing sidewalk to connect with) or west property boundary.
 - c. Along property frontage to NE 30th Place, proposed sidewalk, landscape, irrigation, etc. shall not extend beyond east and west property boundaries.
 - d. Location of existing drainage catch basin depicted on property survey (i.e. along the adjacent State Road 816 / Oakland Park Boulevard Frontage Road) does not appear to be consistent with DRC plan set submittal; please reconcile and update plans as appropriate.
6. Sheet CV (Cover Sheet):
 - a. Sheets missing in DRC plan set submittal (compared to 'DRC Document Set' index on Cover Sheet) such as Sheet C-3-A (Drainage Details), and Sheets A-1.7 (Cabana Roof Plan) thru A-1.10 (Floor Sample – Unit 11); please reconcile and update plans as appropriate.
 - b. Some sheet names listed in 'DRC Document Set' index on Cover Sheet are not consistent with corresponding sheets in DRC plan set submittal; please reconcile and update plans as appropriate.
7. Sheet SP-1 (Site Plan):
 - a. One-way driveways shall be 12' (min.) width, per ULDR Section 47-20.5.C.3.b.i; please revise plans as appropriate.
 - b. Within the 7' width public access sidewalks proposed along the adjacent State Road 816 / Oakland Park Boulevard Frontage Road and NE 30th Place, the concrete portion of sidewalk shall be 5' (min.) width adjacent to "Planter Cut Out 5' x 3' Typ." depicted on Sheet L-1 (Landscape Plan); please revise plans as appropriate.
 - c. Location of proposed trees along the adjacent State Road 816 / Oakland Park Boulevard Frontage Road and NE 30th Place (relative to the proposed 7' width sidewalk) are not consistent between Civil Plans and Landscape Plans; please revise plans as appropriate.
 - d. Show/label 'Line of Building Above' (i.e. for proposed overhead balconies) facing State Road 816 / Oakland Park Boulevard Frontage Road.



- e. Existing 'Asphalt Pavement' width along adjacent State Road 816 / Oakland Park Boulevard Frontage Road is 18.7' (per the property survey) instead of 12'-0" dimension shown; please revise plan as appropriate.
 - f. Identify pavement type (i.e. depicted with box hatch pattern) for portion of proposed driveways located within adjacent public Right-of-Way. Please be advised that specialty pavers constructed within adjacent City Right-of-Way will require finalizing a maintenance agreement (along with landscape, irrigation, etc.) prior to issuance of Final C.O.
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 (10' measured from intersection point of pavement edges).
- a. 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.
 - b. Also provide and label FDOT sight triangle (per the most current FDOT Design Standards) for the proposed driveway approach to State Road 816 / Oakland Park Boulevard Frontage Road.
 - c. Ensure sight triangles are also depicted on adjacent driveways (i.e. within abutting private property to the east) that would be impacted by proposed improvements on this project.
9. Provide and label typical roadway cross-sections for the proposed development side of State Road 816 / Oakland Park Boulevard Frontage Road and NE 30th Place: at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
- a. Cross-sections should show existing Right-of-Way and proposed Sidewalk Easement boundary.
 - b. Revise Sections A-A & B-B (on Sheet C-1/Utility Plan) to be consistent with the section locations depicted in plan view.
 - c. Provide corresponding section locations in plan view for Sections C-C, D-D & E-E, and please revise plans as appropriate.
 - d. Provide typical section for each east and west property boundaries.
10. Any building/canopy overhang within the proposed FDOT Sidewalk Easement (i.e. fronting State Road 816 / Oakland Park Boulevard Frontage Road) shall be coordinated with FDOT staff, including the minimum vertical clearance required to be provided at ground level.
- a. Any permanent encroachment into other jurisdictions (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies and supporting documentation provided prior to engineering sign-off.
11. Depict proposed 'Concrete Flared Driveway' connections to FDOT Right-of-Way (i.e. State Road 816 / Oakland Park Boulevard Frontage Road) using the latest FDOT Index 522-003 (Concrete Flared Driveways). Coordinate with FDOT staff.
- a. Proposed driveway radii/tapers shall not extend beyond property frontage to State Road 816 / Oakland Park Boulevard Frontage Road (i.e. beyond east and west property boundaries).



- b. Tapers for proposed concrete driveway approach to State Road 816 / Oakland Park Boulevard Frontage Road shall not conflict with existing driveway radii located within abutting private property to the east.
 - c. Continue concrete curb & gutter through proposed driveway connections fronting State Road 816 / Oakland Park Boulevard Frontage Road.
12. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
 - a. Also verify with FDOT staff their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their Right-of-Way jurisdiction.
13. Sheet C-1 (Utility Plan):
 - a. Under 'Drainage Calculations' in upper left corner, provide data for 'Pervious Area' and 'Impervious Area' listed under 'Existing Conditions'.
 - b. Since the future groundwater elevation is 1.50' NAVD for this project (per Broward County GIS website) and the proposed finished grade over the exfiltration trench is 5.60' NAVD, revise H₂ depth to be 4.10' (i.e. difference between 5.60' and 1.50') and revise D_u depth to be just the unsaturated exfiltration trench (i.e. not including any select backfill, pavement, etc. to be constructed over the exfiltration trench).
14. Sheet C-2 (Details): Provide City of Fort Lauderdale water/sewer standard details, instead of Broward County standard details shown.
15. Sheet A-1.6 (Roof Plan):
 - a. Proposed building overhang structures shall not be constructed within adjacent City Right-of-Way (i.e. NE 30th Place), depicted as 'Line of Canopy Above'; please revise plans as appropriate.
 - b. 'Line of Canopy Above' depicted on Sheet A-1.6 appears to be missing on corresponding Sheet A-2.2 (i.e. East Elevation & West Elevation); please reconcile and update plan as appropriate.
16. Sheet A-2.2 (East / West Elevations A): Show and label proposed Sidewalk Easement boundary, and label vertical clearance above public access sidewalk along State Road 816 / Oakland Park Boulevard Frontage Road if any building overhang is proposed (such as 'Line of Canopy Above' depicted on Sheet A-1.6/Roof Plan).
17. Sheet L-1 (Landscape Plan) & Sheet IR-1 (Irrigation Plan):
 - a. Location of proposed trees along the adjacent State Road 816 / Oakland Park Boulevard Frontage Road and NE 30th Place (relative to the proposed 7' width sidewalk) are not consistent between Landscape Plans and Civil Plans; please revise plans as appropriate.
 - b. Proposed improvements within adjacent NE 30th Place Right-of-Way shall not extend beyond the frontage of this project (i.e. between the east and west property boundaries). Please be advised that specialty pavers constructed within adjacent City Right-of-Way will require finalizing a maintenance agreement (along with landscape, irrigation, etc.) prior to issuance of Final C.O.



- c. Proposed improvements within adjacent State Road 816 / Oakland Park Boulevard Frontage Road Right-of-Way shall not extend beyond the frontage of this project (i.e. between the east and west property boundaries).
 - d. Confirm with FDOT staff if proposed trees along the adjacent State Road 816 / Oakland Park Boulevard Frontage Road should be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes (instead of 5' offset from gutter lip as shown).
18. Provide reasonable assurances that the drainage system (including exfiltration trench and catch basin manhole structures) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:
- a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed storage system will not undermine the structural components of the garage.
 - b. Design plans of the parking garage demonstrating that the structures are accessible by equipment required to maintain the system.
 - c. A detailed plan of how the system will be replaced in the event of failure.
19. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.
20. 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 or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb & gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
21. Within adjacent City Right-of-Way, staging/storage will not be allowed, and construction fence gates shall not swing into the public Right-of-Way.
22. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.
23. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, force main, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
24. On Utilities Plan show the existing City water and sewer infrastructure that serve the proposed development, label appropriately including sizes and materials.
25. On Utilities Plan that show proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).



26. All ware service connections 4-inch or larger require double valves at the tap location per City standards.
27. On proposed sewer laterals show appropriate fixtures and connections (i.e. 45s, Y's) and label accordingly (no 90's, T's and straight angles are allowed).
28. Sanitary sewer clean-out must be provided at property line per City standards. Also provide disposition of existing services (i.e. water services and sewer laterals).
29. Conceptual Paving, Grading, and Drainage Plan:
 - a. 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 (i.e. sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.
 - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure elements.
 - c. 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 water quality, and the 10-year/1-day storm event drainage criteria).
 - d. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
30. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
31. Show and label all existing and proposed utilities (utility type, material and size) on 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.

32. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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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Proposed conditional mixed-use development with 11 residential multi-family residential units and 1588 square feet of commercial use. (for 1-3-2024 plans)

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) 12011C0386H, BFE 5' NAVD. (This is the FEMA FIRM maps that were in effect at this time of this application 12/18/2023.

(Preliminary map panel 386J, (flood zone AE), (BFE 7' NAVD 88).

2. Update the following plan sheet to show the finish floor elevation and any elevations below that, for example parking garages or elevators or enclosed rooms below the ground floor elevation. Please use the NAVD 88 datum. (sheet A1.1 first floor Plan), (Sheet A-1.8) for units 1,2,3,4,5,6,7,8 floor plan show the finish floor elevation (FFE) for units on first floor level)

3. Update the (elevation sheets A-2.1), (A2.2), (A2.4) and section A-A and B-B presently plans show 0'0" and will need the plans to reflect the (FFE) finish floor elevation if feet (for example 8' NAVD 88).

4. Label elevators on plans and provide elevation of elevator pit.

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



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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 of high, medium, and low on a plan, and include calculations in table.
2. ISA Certified Arborist report for specimen size trees, as per ULDR 47-21.15, is missing from submittal documents. Please provide. 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 for specimen size trees. Here is a link to a city web page to help with mitigation calculations. <https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
3. When a parcel of land is used for residential purposes, a minimum amount of open space and landscaping shall be provided as required by Section 47-18.21.H, Mixed Use Development. Please illustrate the requirements and calculations plan.
4. Calculation for provided street trees in the right of way along NE 30th Place is incorrect, as per ULDR 47-21.13. B.16. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty (20) feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Please revise and illustrate on plans.
5. As per ULDR 47-21.2.A, "*net lot area*" is defined as the total square footage of a parcel of land after subtracting the square footage area of any vehicular use area including the VUA required landscaping, building footprint, walls, walks and swimming pools or any other impervious area. Sheet L-1 Landscape Plan table appears to use *gross lot area* for site tree requirement instead of *net lot area*, as per ULDR 47.21-13.B.1.a. Please revise.
6. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9. F.1.
7. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
8. 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.
9. 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.

10. A 10 feet sight triangle is required at the intersection of a driveway and street, measured from where the intersection of the driveway and paved travel lane meet. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.1 and ULDR 47-35. Illustrate and label this triangle for NE 30th Place on landscape plan, and confirm landscaping is installed outside of sight triangles.
11. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
12. 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 doors 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, pools, 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. Commercial 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 spikes to prevent unauthorized intrusion or "piggy-backing".



16. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23070

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 container to avoid each tenant having a dumpster.
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. 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.
13. 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-S23070

CASE COMMENTS:

1. Provide the FDOT pre-application access management letter for the proposed driveways on Oakland Park Frontage Road FDOT right of way.
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. What commercial use is being proposed on site, the parking rate of 1 space per 800 SF is a rate used for proposed warehouse developments which is not permitted in a proposed mixed-use development. The retail parking rate is 1 parking space per 250 SF. Adjust the parking data table accordingly to the proposed use.
4. Per section 47-20.11.B.1 of the City of Fort Lauderdale Unified Development Code, When located within a commercial zoning district off-street parking may be permitted to be constructed with compact parking spaces eight **(8) feet, eight (8) inches in stall width** by sixteen (16) feet in length and shall not exceed twenty percent (20%) of the total number of required parking spaces. Compact parking spaces shall be located throughout the parking facility and designated to be used for parking compact cars through the use of signage and pavement markings. Revise the proposed compact parking spaces to meet the code's minimum width requirements.
5. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Handicap people shall not be directed to travel behind parked vehicles to access the building. Adjust the proposed Handicap parking to meet the criteria listed above.
6. 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 for this site is one (1) stacking spaces and outbound stacking requirements is one (1) stacking space. The site does not meet the minimum 1 stacking spaces requirement from the back of sidewalk on NE 30th Place into the site. The proposed parking must be removed from the minimum stacking area.
7. For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
 - a. A deceleration lane will be located at the driveway, or
 - b. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or



- c. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.
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.
9. 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.
10. This proposed development shall require a valet operation for the proposed tandem and mechanical lift parking, identify where this valet operation will take place.
11. A valet parking agreement shall be required for the proposed valet operation.
12. Identify where on the plans the valet operation will take place and where the vehicles will be picked up and dropped off.
13. 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.
14. 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 less, are required to have a minimum of 4 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. The design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
15. 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 for two stacked vehicles and a minimum height of 21 feet in clear height above the parking space entrance level for three stacked vehicles.
 16. Include a schematic of the vehicular lift system that will be used with the plan set.
 17. 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 closure 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-S23070

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 August 13, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
3. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
4. The proposed development application is subject to a 30-day review period by the City Commission post Planning and Zoning Board. 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 (954-828-4798).
5. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this



designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.

6. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. 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. Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Unified Flex Table, there are insufficient flex units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:
 - a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.
 - b. Per 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. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.
 - c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.
 - d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
 - e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
8. Per 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. 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.
9. Pursuant to the ULDR, Section 47-18.21, Mixed Use Development, applicant must address the specific



criteria related to a mixed-use development with a point-by-point narrative that addresses the applicable mixed use development criteria. In addition, staff recommends the applicant identify where such criteria are being provided for in the site plan package such a separate graphic or notes on the site plan sheet. Below are the standards that staff is unable to determine compliance.

- a. For development in a mixed-use development of 25 residential units or less minimum of 250 square feet of open space per unit, therefore 2,750 square feet of open space would be required. Open space shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. The required open space shall include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of 50% of the required open space shall be in living materials used in landscaping which areas may be above grade. At least 40% of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both.
 - b. The mixed-use development shall contain a public plaza open to the sky which includes pedestrian amenities such as landscaping, benches and fountains. The public plaza shall be a minimum size of 1,400 gross square feet and shall be located to provide the principal pedestrian access to the mixed-use development. A covered arcade with a minimum width of ten (10) feet may substitute for up to 50% of the above public plaza requirements.
10. Mixed-use development shall be subject to the requirements for a conditional use permit, as provided in Section 47-24.3 with a point-by-point narrative that addresses the applicable development criteria. Provide point-by-point narrative.
11. Provide the following changes on the site plan:
- a. Revise the site data table to reflect the correct land use which is Commercial.
 - b. Revise the parking calculation to reflect the parking ratio for retail which is 1 space per 250 square feet of gross floor area.
 - c. Provide information regarding refuse collection and access to the containers. Vehicular and pedestrian access to the refuse collection area appears limited.
 - d. Provide information regarding the functionality of the proposed commercial use. The floor plan resembles a large open lobby instead of a retail/commercial space.
 - e. Reconsider the location of the first-floor entrances from the commercial uses to the parking area. Access to the building should provide pedestrians with a safe path away from vehicular traffic.
 - f. Clarify how the top floor cabana will be accessed by patrons.
12. Provide the changes on the elevations:
- a. Provide each building's facade in color and label all architectural .
 - b. Provide building material details including images of the product material by manufacturer. All materials should be numbered and identified on each façade.
 - c. Provide more information regarding the screening that is being utilized for the parking. There appears to be open areas along the western and eastern sides of the parking area. The plans should be revised to demonstrate how parking will be shielded from the public. Internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. Consider how vehicular lights will affect the adjacent properties. Furthermore, first-floor parking should also be shielded from public view.
 - d. In areas where parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.
 - e. The elevations and renderings should be consistent. The "fan-like" roof canopy depicted on the renderings should be shown on the elevations. The dimensions for the architectural features should



also be shown.

- f. Large blank walls should be avoided. Architectural elements should be incorporated in the design of the eastern and western stairwells. Diversity in materials is strongly encouraged. Design features such as scored stucco can be considered for this portion of the building.
 - g. Staff recommends there be a focus on the building entrance as well as the view from Oakland Park Boulevard. Exceptional architectural feature design elements should be considered along the building facades facing a public road.
13. Provide the following renderings:
- a. **Provide a context plan** of general area indicating proposed development and all nearby properties with structures outlined and uses and heights labeled. Specifically, east of the project site, the properties at the end of NE 30th Place have been approved for a mixed use development (Claridge Homes Oakland Park).
 - b. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - c. **Provide pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Show the relationship between the existing conditions of the area and the proposed development. Include building details and proposed landscaping.
 - d. **Provide detail of ground floor elevations** with scale no less than ¼" = 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 pedestrian walkways and proposed landscaping;
 - e. **Provide a 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, etc.
 - f. **Provide a night-time rendering** of the proposed project elevations.
14. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. 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).
15. 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: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
16. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD)



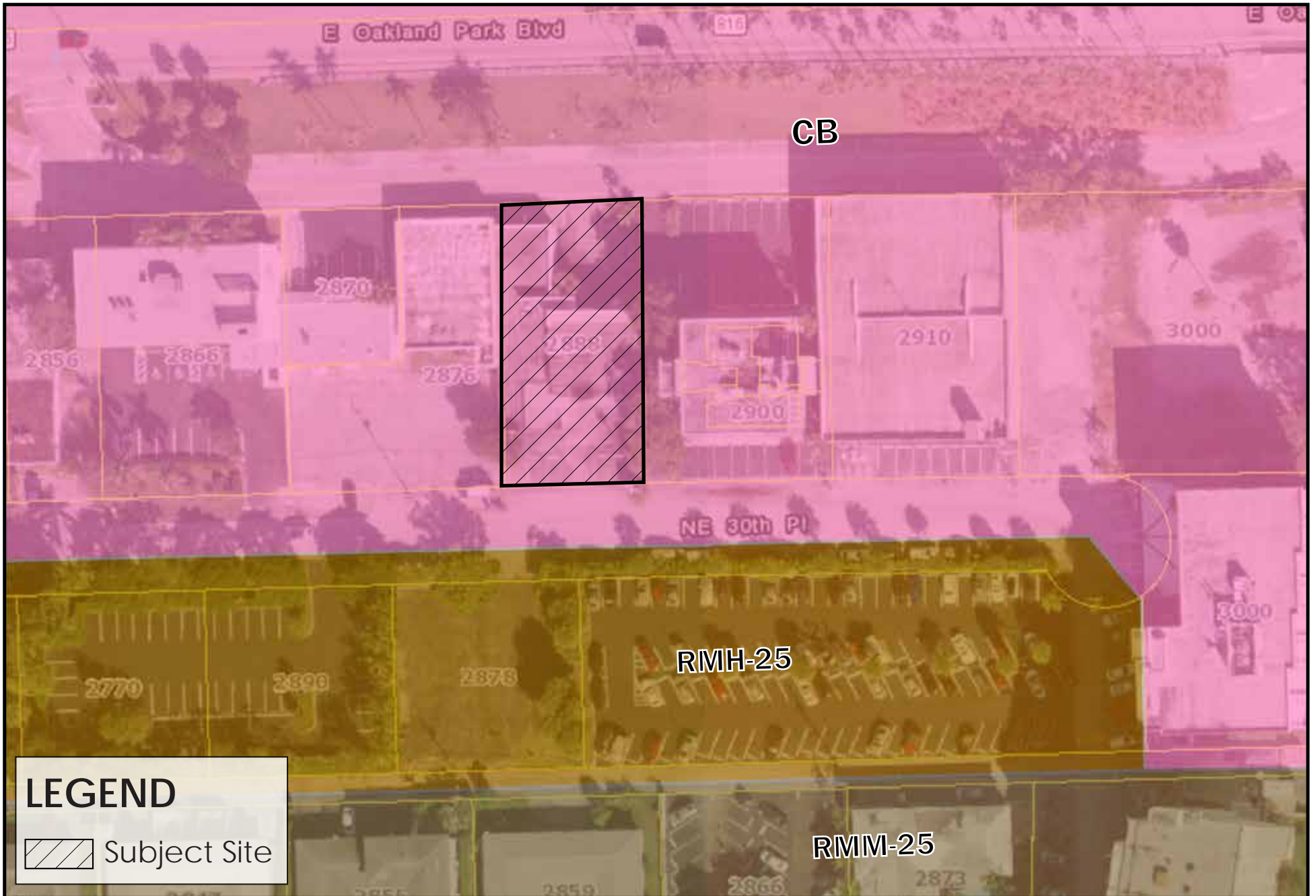
letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

17. 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 designed to be part of the building volume 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. Rooftop screening material does not adequately screen the proposed rooftop mechanical equipment. Change the proposed picketed design to appropriately screen the mechanical equipment.
18. 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.

General Comments

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. Please schedule an appointment with the project planner Nancy Garcia (tel. 954-828-8958) to review project revisions and/or to obtain a signature routing stamp.
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. Provide a written response to all Development Review Committee comments.
4. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-S23070 - Ocean View Boruj - 2888 E. Oakland Park Blvd

