

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24012



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24012
MEETING DATE:	March 26, 2024
REQUEST:	Site Plan Level II Review: 189 Multifamily Residential Units in the Northwest Regional Activity Center
APPLICANT:	Sidney Miller
AGENT:	Josh Bailey, FSMY Architects & Planner
PROJECT NAME:	700 NW 1st Avenue Residences
PROPERTY ADDRESS:	700 NW 1st Avenue
ZONING DISTRICT:	Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe)
LAND USE:	Northwest Regional Activity Center
COMMISSION DISTRICT:	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Progresso Village Civic Association
CASE PLANNER:	Michael P. Ferrera

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 building code references to the current 2023 Florida Building Code-Eight Edition [FBC 2023 Broward Amendments -101.2]
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
7. Designate Fair Housing Provisions per FBC Accessibility volume.
8. Dimension accessibility requirements to site per FBC Accessibility Code
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 distance between exit access stairways for levels above seventh floor meet the requirements of section 1007 of the FBC.
12. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
13. Show that the openings in the exterior walls adjacent to the north and east 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 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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CASE COMMENTS:

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along east side of NW 1st Ave to complete half of 50' Right-of-Way section. Show / label delineation in all the Civil and Landscape plans.
2. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along north side of NW 7th St to complete half of 50' Right-of-Way section. Show / label delineation in all the Civil and Landscape plans.
3. Provide permanent Sidewalk Easement as appropriate along east side of NW 1st Ave to accommodate portion of pedestrian clear path. Show / label delineation in all the Civil and Landscape plans.
4. Provide permanent Sidewalk Easement as appropriate along north side of NW 7th St to accommodate portion of pedestrian clear path. Show / label delineation in all the Civil and Landscape plans.
5. Provide 10' x 15' (min.) exclusive permanent water Easement for any 4 Inch or larger water meter, located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
6. 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>
7. 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. 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.).
8. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable. Depict existing sidewalks adjacent to the development and show how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
9. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.



10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans. Intersection of streets with streets shall be 25' measured from intersection point of extended proposed Right-of-Way lines.
11. Show truck turning movements in and out the proposed dumpster enclosures/ building as applicable. Ensure sufficient height clearance is provided within the garage for truck access.
12. Provide and label typical roadway cross-sections for the proposed development side of NW 1st Ave and NW 7th St: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
 - a. Based on Master plan-NWRAC, revise proposed travel lane, parking lane, sidewalk, and landscape widths as applicable.
13. Label on Site Plan Data Table the proposed type of loading zone(s), per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls.
14. Water and Sewer Plan:
 - a. On conceptual Water and Sewer Plan all proposed water service connections 4-inches and larger including potable, fire, hydrants, and irrigation should have double valves at the tap location (taping valve and an additional gate valve) according to City standards.
15. On-site stormwater drainage calculations shall meet applicable South Florida Water Management District design criteria. Drainage calculation assumptions do not match design as multiple basins are being proposed.
16. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and modification of existing storage or treatment. 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).
17. 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.
18. 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.



19. 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. On January 31, 2024, FEMA Letter of Final Determination (LFD) for the preliminary maps was issued. The maps formerly referred to as preliminary are now final. Your plans were submitted on February 14, 2024, and must comply with the 2020 FIRM. The minimum proposed elevation should be 7.4 ft NAVD.
2. The minimum required lowest elevation of machinery is BFE +1.4 ft NAVD.
3. If the lowest elevation of the garage floor does not meet BFE +1.4 ft, flood vents will be required at 1 sq in to 1 sq ft ratio on a minimum of 2 walls in all proposed garages.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Additional comments may follow pending submission of the complete plan set.



Case Number: UDP-S24012

CASE COMMENTS:

Please provide a response to the following.

1. For specimen size trees, provide ISA Certified Arborist report 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.
2. 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.
 - a) Specify proposed plant material included in "Shrub area, typical hatch" Sheet LP-101 as to the above requirements.
3. Within the RAC districts, and as per Chapter 2 of the NWRAC Illustrations of Design Standards, at intersections where streets with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
4. Provide a streetscape section, as per Chapter 3 of the NWRAC Illustrations of Design Standards, for Secondary Streets illustrating compliance with requirements.
5. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters.
6. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. 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.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
7. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
8. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.



The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
9. 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.
10. 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.
11. 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.
12. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
13. 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.



Case Number: UDP-S24012

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. Emergency communication devices should be placed in the parking garage, pool, and common areas. These should be easily identifiable and accessible.
9. 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.
10. Light reflecting paint should be used in the parking garage to increase visibility and safety.
11. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggybacking".
12. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
13. There should be access control for mechanical, electrical and maintenance rooms where applicable.
14. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

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



Case Number: UDP-S23012

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. 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.
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate the property.
6. The alley must be thru paved and free of overhead obstructions unless truck turnaround is provided. No Backing.
7. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
8. Containers: must comply with 47-19.4
9. 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.
10. 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.
 - o 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 dwilson@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 container requirements to meet proposed capacity.
 - o 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:

1. None



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CASE COMMENTS:

1. Please provide justification/study for the proposed parking reduction.
2. Provide a minimum of 7.5 feet wide on **NW 7th Street and NW 1st Avenue**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. The back of sidewalk shall be placed on the new property/right of way line.
3. The minimum travel lane width on both NW 7th Street and NW 1st Avenue shall be 10 feet wide.
4. The city reserves the right to meter on street parking stalls on the public right of way at any time.
5. Please add the following note on the site plan for the on-street parking, “None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking.”.
6. 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 parking garage so the percentage of proposed compact parking spaces is not greater than 20%.
7. 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.
8. Provide a 10’ X 10’ sight triangle at the proposed 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 driveway being able to see the pedestrians walking on the sidewalk against the building.
9. 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.
10. 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.



11. 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.
12. 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-S24012 – 700 NW 1st Ave

CASE COMMENTS:

Please provide a response to the following:

1. 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/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The proposed development application is subject to a 30-day review period by the City Commission. 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 (954-828-5265).
3. The site is designated Northwest Regional Activity Center 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.
4. 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 June 25, 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.
5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
6. 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/departments/sustainable-development/building-services/park-impact-fee-calculator>
7. 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.

8. Be advised that development applications requesting residential dwelling units in the Northwest Regional Activity Center (RAC) are subject to RAC unit availability at the time of site plan approval on a first come, first served basis. Staff will advise the applicant on the status of these units during the DRC approval process.
9. 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 with the Transportation and Mobility Department.
10. The project is located in the Northwest Regional Activity Center – Mixed Use Northeast zoning district (NWRAC-MUe). The narrative includes a response to Section 47-13.2.1, Intent and Purpose of RAC-CC. Remove accordingly.
11. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-20.3, Reductions and Exemptions
12. According to the survey, there are utilities on the eastern portion of the property that also provide services to adjacent businesses. In addition, there is an approved site plan on the southside of NW 7th Street which also has overhead utilities that connect to the north. Coordination with the adjacent property owners and Florida, Power & Light will be required and, if applicable, provide a relocation plan of those utilities.
13. The proposed development site contains multiple parcels with separate folio numbers under the same ownership. Be advised that the parcels within the development site will need to be unified as a single site prior to submittal of a building permit.
14. Provide the following changes on the site plan:
 - a. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - b. Provide clarity on the operations of the trash rooms. It is unclear how the trash will be taken out of their respective rooms for disposal. Part of the clarification shall include how and where the garbage trucks will be located at time of retrieval.
 - c. Along NW 1st Avenue, there are two curb cuts: the main entrance to the project and the loading area. In order to reduce the number of curb cuts along NW 1st Avenue, consider relocating the loading area to the southeastern portion of the property, which will provide an opportunity to relocate units to the portion where the loading area was and/or shift the main entrance closer to the northwest corner. Special attention should be placed on providing similar architectural features and high-quality materials to this portion as well.
 - d. Pursuant to Section 47-20.2, bicycle parking is required at 1 per every 20 parking spaces. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways and doors. As proposed, the bike racks are in an area near an electrical vault, ramp, and generator room. If this location is meant for the storage of bicycles, then additional bike racks should be placed throughout the project.
 - e. Place a note on plans and a response to this comment stating that the space above the 12th floor is not habitable. If space is habitable, it will be counted towards overall height and will exceed permitted height of 120 feet.



15. Provide the following changes to the elevations:
- Update the renderings to reflect the correct approved projects surrounding the proposed project more accurately.
 - Provide building breaks and articulation to break the massing of the parking podium. This can be achieved by providing recession and projection of the balconies.
 - Provide updated west and south elevations to reflect the street design as required in the Northwest Master Plan (NWMP) street design. More information has been provided under the NWMP design intent comments below.
 - As per the NWMP, the first-floor minimum height shall be 15 feet. The plans depict a first-floor height of 12'-8'. Increase ground floor height from exterior view to be more in line with the size and scale of the rest of the building(s). More information has been provided under the NWMP design intent comments below.
 - As proposed, there are two levels of residential units between the two towers. This portion of units is above the podium and thus, considered a tower. Due to the placement of this tower the following dimensional requirements are not being met or are exceeding what is permitted: tower separation, tower stepback and maximum floorplate size.
 - As per section 47-13.29.B.5 of the ULDR and the NWMP, the streetscape requirements along both street frontages are not being met. The NWMP calls for landscape and sidewalk widths of 7'5". The plans depict the sidewalks on both street frontages at 5'-6" and the landscape strip at 5'-6". More information has been provided under the NWMP design intent comments below.
 - As per section 47-13.31 of the ULDR and the NWMP, the side (north) tower stepback and rear (east) tower separation is not being met. Since level six is considered a tower, that portion of the tower is encroaching into the tower stepback on the north side. On the east side, the balconies are divided by an architectural feature, and as such is considered enclosed. Due to this, the tower stepback/separation dimension shall be measured from the face of the balcony and cannot encroach into the tower separation requirement.
 - Provide more details as to how the mechanical equipment will be enclosed and that the enclosure material is at least 6" above the top of the mechanical equipment. In addition, the screening material should be an integral part of the overall design of the building. As proposed, the screening material does not appear to adequately screen the mechanical equipment. In addition, there is a stucco wall part of the screening material. Consider incorporating higher quality material.
 - Provide detail drawings for the ground level to address grade changes including the location of stairs and ramps with close up details of proposed railing material. To the greatest extent possible, ramps should not be located parallel to the public realm rather integrated into the footprint as perpendicular to the public realm.
16. The project does not meet certain Northwest Master Plan (NWMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.31, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Street Design Standards

- S-3, Streets have reduced lane widths.* The streetscape requirements along both street frontages are not being met. The NWMP calls for landscape and sidewalk widths of 7'5". The plans depict the sidewalks on both street frontages at 5'-6" and the landscape strip at 5'-6". Changes to the streetscape will trigger an update of the location of the building, and sidewalks and ROW easement locations.
- S-7, Curb radius is reduced at street intersections to a preferred maximum of 15 feet or a minimum of 20 feet at major arterial roadways.* Provide dimensions for curb on the southwest corner of property.
- S-9, All utility lines are buried in locations allowing for tree planning and proper root growth.* There appears to be overhead utilities on the east and west portion of the property. Provide a note on the plans and a response to this comment that overhead utilities will be underground.



- d. S-10, Shade trees are maximized and located between the sidewalk and street (spacing 20 feet for palms/ornamentals and 30 feet for shade trees. Provide dimensions between the shade trees along NW 1st Avenue and NW 7th Street.
- e. S-11, Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. Provide a detail sheet and a response to this comment with the elements being used to enhance the street environment. These elements should include lighting poles, benches, waste receptacles, and bicycle racks. This comment can be partially addressed with the addition and activation of the southwest corner of the property as provided in comments for NWMP design guideline B-3 and B-4.
- f. S-12, Numerous and wide curb cuts are avoided to the greatest extent possible. Along NW 1st Avenue, there are two curb cuts: the main entrance to the project and the loading area. In order to reduce the number of curb cuts along NW 1st Avenue, consider relocating the loading area to the southeastern portion of the property, which will provide an opportunity to relocate units to the portion where the loading area was and/or shift the main entrance closer to the northwest corner. Special attention should be placed on providing similar architectural features and high-quality materials to this portion as well.

Building Design Standards

- a. B-2, Structured parking design is well integrated into the overall building design. The incorporation of liner units to screen the garage integrates well with the overall building design. To further enhance and reduce the massing of the parking podium, there should be a play in the balconies, such as staggering, recessed or projection.
- b. B-3, Create an interesting, active street environment, main pedestrian entrances are oriented toward the street. The main pedestrian entrance is oriented toward the street, however, the entrance to the lobby should be more prevalent. As proposed, there is a disconnect on the southwest corner as it relates to public and private realm and accessibility to the lobby and amenity space. There is an opportunity to relocate or repurpose the proposed landscaping at the southwest corner and create a plaza space that will activate the corner. With this activation, the southwest corner should incorporate additional enhanced corner treatments to create a more prominent entrance. See sample images below.





- c. B-4, *Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'*. As proposed, there is a disconnect on the southwest corner as it relates to public and private realm and accessibility to the lobby and amenity space. There is an opportunity to relocate or repurpose the proposed landscaping at the southwest corner and create a plaza space that will activate the corner. With this activation, the southwest corner should incorporate additional enhanced corner treatments to create a more prominent entrance.
- g. B-5, *Buildings meet the front and corner build-to-lines to maintain a consistent street wall*. The streetscape requirements are not being met and will therefore trigger changes to the location of the building, sidewalks and ROW easement locations.
- d. B-6, *Framing the street: buildings meet the side yard setback to maintain a consistent street wall*. Buildings abutting existing residential development are required to provide a transition zone. Therefore, a 15-foot setback is required in the rear facing the residential development.
- e. B-7, *Framing the street: Building streetwalls meet minimum and maximum shoulder heights*. The shoulder/parking podium depicts a half-floor for the pool deck. This level is considered a floor and as such, creates six levels at the parking podium where five stories is permitted. Revise accordingly.
- f. B-8, *Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall*. Provide building breaks and articulation to break the massing of the parking podium. This can be achieved by providing recession and projection of the balconies.
- j. B-9b, *Maximum Floorplate*. As proposed, there are two levels of residential units between the two towers. This portion of units is above the podium and thus, considered a tower. Due to the placement of this tower the maximum floorplate size has been exceeded.
- k. B-9c, *Minimum Tower Separation: 25 feet*. As proposed, there are two levels of residential units between the two towers. This portion of units is above the podium and thus, considered a tower. Due to the placement of this tower the minimum tower separation has not been met. In addition, On the east side, the balconies are divided by an architectural feature, and as such is considered enclosed. Due to this, the tower separation dimension shall be measured from the face of the balcony and cannot encroach into the tower separation requirement.
- g. B-9d, *Minimum First Floor Height: Fifteen (15) Feet*. The first-floor minimum height shall be 15 feet. The plans depict a first-floor height of 12'-8". Increase ground floor height from exterior view to be more in line with the size and scale of the rest of the building(s).
- h. B-10, *Towers do not exceed minimum setback dimensions and maximum floorplate area*. As proposed, there are two levels of residential units between the two towers. This portion of units is above the podium and thus, considered a tower. Due to the placement of this tower the minimum setback and maximum floorplate requirements are not being met.
- i. B-13, *Towers contribute to the overall skyline composition*. As proposed, the overall skyline composition does not incorporate architectural/sculptural elements suitable for the project and context overall. Further improvements should be made to enhance the skyline composition.



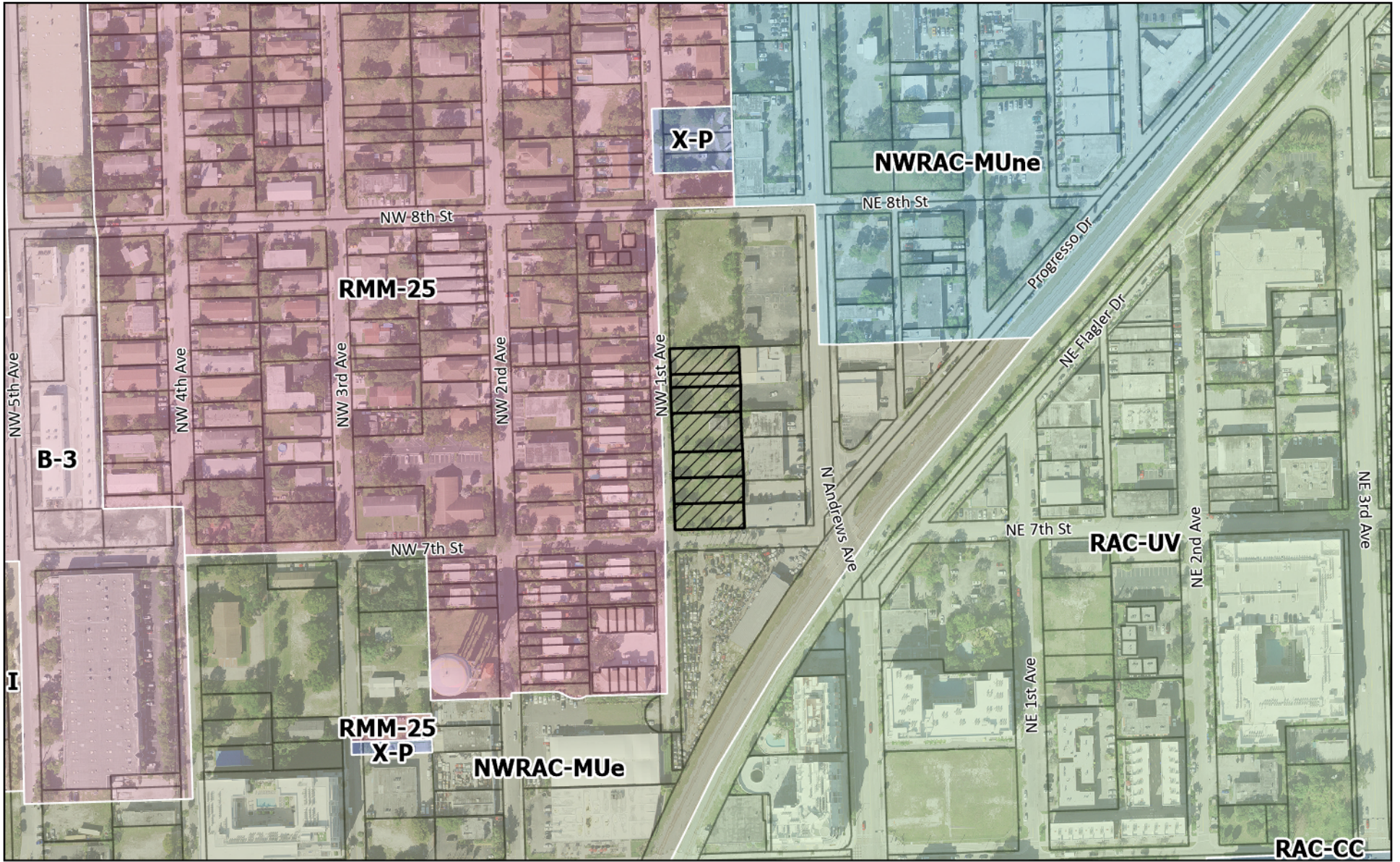
- j. *B-15, Buildings are of high-quality design and construction.* As proposed, most of the layering of architectural elements has been provided on the ground floor. Provide better mixing and layering of materials utilized on the parking to the towers.
 - k. *B-17, Create façade composition.* As proposed, most of the layering of architectural elements has been provided on the ground floor. Provide better mixing and layering of materials utilized on the parking to the towers.
 - l. *B-25, The ‘Fifth Façade’ of building is treated as part of the total design.* Provide more details as to how the mechanical equipment will be enclosed and that the enclosure material is at least 6” above the top of the mechanical equipment. In addition, the screening material should be an integral part of the overall design of the building. As proposed, the screening material does not appear to adequately screen the mechanical equipment. In addition, there is a stucco wall part of the screening material. Consider incorporating higher quality material.
 - m. *B-26, Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.* Provide a detail sheet with proposed lighting within the pedestrian realm and exterior light fixtures.
 - n. *B-27, Noise pollution as a result of building design is mitigated.* Provide a response as to how this is being addressed.
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 shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
18. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria. Discuss the parking reduction methodology and process with Engineering Design Manager. Note that there is an associated fee for the parking reduction review that will be billed when complete.
19. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
20. 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 northwest and northeast portions of the site.



GENERAL COMMENTS

The following comments are for informational purposes.

21. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to, charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.
22. 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. 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.
23. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



UDP-S24012 - 700 NW 1 AVE.

