

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24024



CITY OF FORT LAUDERDALE



CASE INFORMATION

| | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE: | UDP-S24024 |
| MEETING DATE: | April 23, 2024 |
| REQUEST: | Site Plan Level IV Review: 76-Unit Multifamily Residential Development with Building Height Exceeding 120 Feet and Five-Story Garage in the Central Beach Regional Activity Center |
| APPLICANT: | Sunrise FTL Ventures, LLLP. |
| AGENT: | Nectaria Chakas, Esq., Lochrie & Chakas, P.A. |
| PROJECT NAME: | Ocean Park Residences |
| PROPERTY ADDRESS: | 2828 East Sunrise Boulevard |
| ZONING DISTRICT: | Sunrise Lane Are District (SLA) |
| LAND USE: | Central Beach Regional Activity Center |
| COMMISSION DISTRICT: | 2 – Steven Glassman |
| NEIGHBORHOOD ASSOCIATION: | Central Beach Alliance |
| CASE PLANNER: | Karlanne Devonish |

RESUBMITTAL INFORMATION

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



Case Number: UDP-S24024

CASE COMMENTS:

Please provide a response to the following:

1. Reference the Florida Building Code 7th edition on plan for the proposed development.
2. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
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. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
9. Designate Fair Housing Provisions per FBC Accessibility volume.
10. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
11. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
12. Provide accessible parking spaces in accordance with the Fair Housing ACT and the FBC Accessibility Volume.
13. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
14. Show that the separation distance between exit access stairways at levels meet the requirements of section 1007 of the FBC.

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

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



Case Number: UDP-S21031 (Ocean Park – 2828 E. Sunrise Blvd)

Engineering Conditions:

1. Prior to issuance of the final certificate of occupancy, the applicant shall prepare, execute, and record an Agreement or other document for the perpetual maintenance of private improvements within the existing and proposed rights-of-way of the Northeast 9th Court, as depicted on Sheet X2 of the approved plans.
2. Prior to issuance of the final certificate of occupancy, the applicant shall record a pedestrian sidewalk easement along the north side of NE 9th Street to accommodate a portion of the respective required pedestrian clear path located beyond the existing right-of-way.
3. Prior to issuance of the final certificate of occupancy, the applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot utility easement for the two four (4) inch water service and meters proposed and located within the proposed development and beyond the existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
4. Be advised, proposed improvements adjacent to and within Sunrise Boulevard right-of-way are subject to Florida Department of Transportation review and approval.

Engineering comments:

1. Please obtain a water and sewer service availability letter from the City's Public Works – Engineering Department consistent with the proposed building programming. Please also ensure proposed water and sewer improvements are consistent with the service letter once received.
 - a. All water service connections including fire, hydrant and tap water that are 4-inches and larger in diameter must have double-valves (tapping valve plus additional gate valve) per City standards.
 - b. Please label existing water and sewer utilities to include size material and flow direction if applicable.
2. Staking stalls may not encroach onto public sidewalks, please correct them on Vehicle Circulation Exhibit sheet X1.
3. Please correct vehicle circulations to graphically avoid unnecessary mounting of walkways, curbs, driving in opposite lanes and entering neighboring properties.
4. Provide planter elevation adjacent to the passenger exit to verify pedestrian visibility and ensure the stop sign can be properly mounted.
5. Please correct sheet A-602 and ensure public sidewalk dimensions are consistent throughout.
 - a. Please correct the sheet C2 Sections and ensure this corresponds in direction and location to the representation lines on plans.
- 6.
7. Show existing to remain 1.25' FDOT right-of-way crossing property near the western end of the project. Also, please verify the SS line that is shown on architectural and landscaping plans.
8. Provide a copy for review of the encumbrance identified as item # 3 on the survey, Resolution No. A-1143 recorded in O.R. Book 2743, Page 871.



9. The public sidewalk path must continue along cul-de-sac boundaries through the proposed driveway and interconnecting with the proposed walkway bordering the western property line.
10. Provide grading plan to support proposed site drainage and demonstrate building accessibility.
11. The drainage plan is missing system details and specifications required for siteplan review and approval.
12. Provide drainage calculations.

Notes:

Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way

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.

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

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



Case Number: UDP-S24024

CASE COMMENTS:

Please provide a response to the following:

1. 2020 FEMA FIRM is AE 6, minimum 7.4 ft NAVD is required for all residential areas.
2. A residential structure cannot be floodproofed.
3. The minimum required elevation for machinery is BFE +1.4' NAVD (7.4 ft NAVD).
4. Parking Garage- Permitted below BFE+1.4 ft NAVD, Flood openings are required, must be designed to equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Acknowledge intention on plans or correct raise elevation of finished floor to 7.4 ft NAVD.

GENERAL COMMENTS

The following comments are for informational purposes.

1. On January 31, 2024, FEMA released the Letter of Final Determination. The 2020 FIRM has become the best available flood hazard data. The BFE has changed from AE 5 to AE 6. Your DRC documents were submitted on March 22, 2024, and are required to comply with the 2020 FIRM, the minimum FFE is 7.4 ft NAVD.
2. Refer to FEMA P-348: Protecting Building Utility Systems from Flood Damage
Technical Bulletin 1: Requirements for Flood Openings in Foundation Walls and Walls of Enclosures
Technical Bulletin 7-93: Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas
3. Floodproofing Requirements- Required to be submitted prior to approval at plan review.
4. Additional comments may follow pending submission of the complete plan set.



Case Number: UDP-S24024

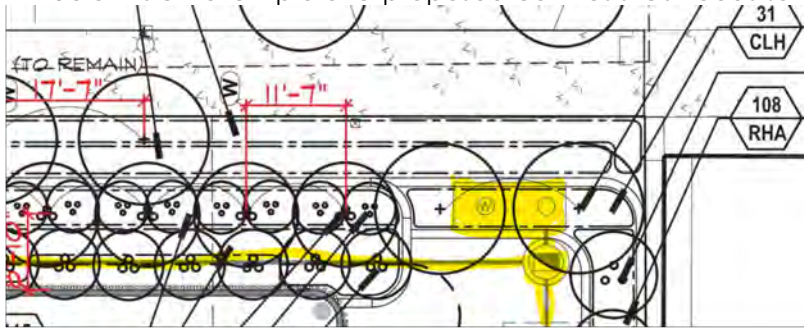
CASE COMMENTS:

Please provide a response to the following.

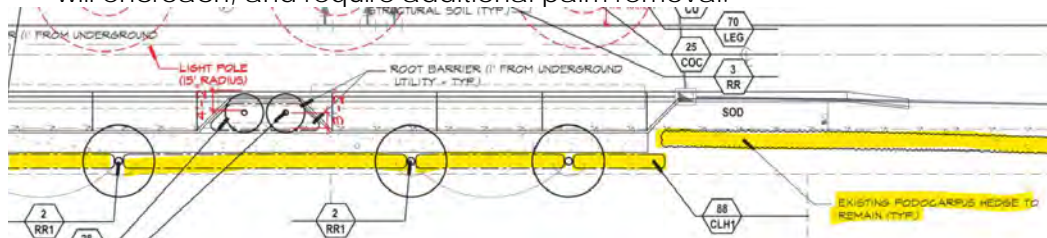
1. Discrepancy between Sheet L-1 Tree Disposition Plan and the rest of the L-series sheets. Proposed disposition of Palms #431-432 to be removed on Sheet L-1, but shown and labelled as "Existing palm to remain (typ.)" throughout the rest of the L-series sheets. Please revise for consistency, and update mitigation calculations table if necessary.
2. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
3. Verify all detail, reference and sheet number call-outs for consistency (i.e. "Refer to Sheet L-6 for Plant List, Quantities..." actually appears on Sheet L-7 and Sheet L-7 Ocean Park Plant List page reference breakdown is inaccurate.
4. Provide street trees in the right of way swale area, as per ULDR 47-21.13. B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Show measured distance between street trees on plan.
5. 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. This requirement is not only for Street Trees, but also for shade trees on site adjacent to the public realm of the sidewalk.
6. A minimum of twenty-five percent (25%) pervious area is required for multiple family development, as per ULDR 47-21.13.B.14. Provide a diagram illustrating this requirement. The area above structure may be credited towards the pervious area requirement subject to meeting the following:
 - a. The area above structure and the soil area is at ground surface grade of the building; and the planting area is to be of sufficient size and depth to sustain the landscape materials proposed.
 - b. The area above structure has a drainage system meeting engineering drainage standard.
 - c. Any elevated area above the ground surface grade of the building will not be credited towards pervious area, however, the area may count towards open space requirements.
7. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, illustrate such requirements on plans as a diagram, and provide, in tabular format, all required versus provided VUA calculations.
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. Provide a cross section detail to



illustrate this clearance. Drainage line and wells proposed along north of project and shown in the sketch below is an example of a proposed conflict that needs to be shifted when in conflict with landscape.



- 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...
10. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off...
11. Verify existing conditions along southside of NE 9th Court at adjacent property line with area of proposed CLH1-clusia hedge and RR1-royal palm planting...





12. Additional comments may be forthcoming after next review of new plans and written comment responses prior to final DRC sign off.

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. Proposed landscaping work in the City's right of way requires engineering permit and 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.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. 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. Landscaping should follow CPTED guidelines.
11. Light reflecting paint should be used in the parking garage to increase visibility and safety.
12. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggybacking".
13. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
14. There should be access control for mechanical, electrical and maintenance rooms where applicable.
15. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.



16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S24024

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



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

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

GENERAL COMMENTS

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

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



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CASE COMMENTS:

1. This proposed development shall require a valet operation for the proposed mechanical lift parking, identify where this valet operation will take place.
2. A valet parking agreement shall be required for the proposed valet operation.
3. Identify where on the plans the valet operation will take place and where the vehicles will be picked up and dropped off.
4. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum of 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using, or leaving the site. 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.
5. The city reserves the right to meter on street parking stalls on the public right of way at any time.
6. 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."
7. Additional comments may be provided upon further review.



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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 September 23, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB and City Commission. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner, Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162 or) for more information.
3. Pursuant to public participation requirements of City's ULDR Section 47-24.1.F.14 and Section 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the (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 a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, 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. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
4. The site is designated as Central Beach Regional Activity Center (RAC) 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.



5. The City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to unit and vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available units and trips will be allocated at the time of Final DRC approval, on a first come, first served basis. The City does not guarantee that any units and/or vehicular trips will be available at the time of Final DRC approval. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of units and trips as well as the proposed unit and trip allocation requested for the project.
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. 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. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is low to moderate potential for the occurrence of significant archaeological resources within the subject property. A professional archaeologist shall perform a Phase I Archaeological Survey of the proposed development site prior to final DRC to determine methodologies for further testing and monitoring requirements needed during demolition and new construction. Further information concerning the methodologies and requirements that shall be adhered to for the Phase I Archaeological Survey are outlined in the attached letter from the City's Archaeological Consultant, Coastal Archaeology and History Research, Inc., dated July 30, 2021.

For questions, please contact Trisha Logan, Historic Preservation Planner, at tlogan@fortlauderdale.gov or 954.828.7101.



9. As proposed, the site plan lacks connectivity to the public realm along Sunrise Boulevard with a design that creates a barrier from the pedestrian experience, both in physical and visual form. Projects abutting Sunrise Boulevard should be designed to respond to and relate to intense pedestrian and bicycle traffic. At a minimum the hotel frontage should contain Improvements such as wider, more inviting stairways, active ground uses with transparency, additional hotel entrance directly facing Sunrise Boulevard, and plaza or seating area(s), etc. Address this matter accordingly. In addition, consider relocating the loading berth for the residential building to the south side of the building for easier access.
10. As proposed, the parking garage south façade setback above the ground level is 17 feet, 1 inch. Pursuant to Section 47-12.4.1, Table of Dimensional Requirements for the Central Bach Zoning districts, the setback requirements for all yards are 20 feet with a reference to Note C which states Front and corner yard may be reduced in accordance with the minimum design standards set forth in Section 47-12.5.D. Section 47-12.5.D states that streetscape may be required to mitigate, avoid or minimize the impacts caused by the development to surrounding public spaces in a manner that is roughly proportionate to the actual impact of the development. All streetscape improvements shall consider the incorporation of travel lanes, on-street parking, landscape strips, and sidewalks. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees. Placement of on-street parking shall be subject to City Engineer review and approval. Provide details for the reduced setback.
11. Provide details for the purpose for the drive path along the west side of the parking garage.
12. Consider exploring other designs and materials for the parking garage screening.
13. Provide an operational plan for the pickle ball court including hours of operations, noise mitigation and a safety design/plan.
14. Consider exploring designs to better engage the pedestrian realm in relation to the parking garage.
15. Provide a mitigation plan for the parking garage elevators for instances where the elevators may be out of order as well as a maintenance plan.
16. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings.
 - a. 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.
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping. Renderings should be within close proximity to the residential building along Sunrise Boulevard and NE 9th Court.
 - c. Provide detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include pedestrian walkways, seating areas, and proposed landscaping.
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. Consider providing bicycle parking. Ensure parking is located in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>
19. 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.
20. Consider employing green practices throughout the project including, but not limited to charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.
21. 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 southwest portion of the site.
22. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed, and provide notes on the site plan and building elevations regarding compliance with Section 6-49

GENERAL COMMENTS

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

23. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Follow-up coordination can be scheduled with the project planner Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
24. Additional comments may be forthcoming at the DRC meeting.



Case Number: UDP-S24024

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 September 23, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB and City Commission. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner, Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162 or) for more information.
3. Pursuant to public participation requirements of City's ULDR Section 47-24.1.F.14 and Section 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the (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 a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, 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. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
4. The site is designated as Central Beach Regional Activity Center (RAC) 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.



5. The City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to unit and vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available units and trips will be allocated at the time of Final DRC approval, on a first come, first served basis. The City does not guarantee that any units and/or vehicular trips will be available at the time of Final DRC approval. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of units and trips as well as the proposed unit and trip allocation requested for the project.
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. 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. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is low to moderate potential for the occurrence of significant archaeological resources within the subject property. A professional archaeologist shall perform a Phase I Archaeological Survey of the proposed development site prior to final DRC to determine methodologies for further testing and monitoring requirements needed during demolition and new construction. Further information concerning the methodologies and requirements that shall be adhered to for the Phase I Archaeological Survey are outlined in the attached letter from the City's Archaeological Consultant, Coastal Archaeology and History Research, Inc., dated July 30, 2021.

For questions, please contact Trisha Logan, Historic Preservation Planner, at tlogan@fortlauderdale.gov or 954.828.7101.



9. As proposed, the site plan lacks connectivity to the public realm along Sunrise Boulevard with a design that creates a barrier from the pedestrian experience, both in physical and visual form. Projects abutting Sunrise Boulevard should be designed to respond to and relate to intense pedestrian and bicycle traffic. At a minimum the hotel frontage should contain Improvements such as wider, more inviting stairways, active ground uses with transparency, additional hotel entrance directly facing Sunrise Boulevard, and plaza or seating area(s), etc. Address this matter accordingly. In addition, consider relocating the loading berth for the residential building to the south side of the building for easier access.
10. As proposed, the parking garage south façade setback above the ground level is 17 feet, 1 inch. Pursuant to Section 47-12.4.1, Table of Dimensional Requirements for the Central Bach Zoning districts, the setback requirements for all yards are 20 feet with a reference to Note C which states Front and corner yard may be reduced in accordance with the minimum design standards set forth in Section 47-12.5.D. Section 47-12.5.D states that streetscape may be required to mitigate, avoid or minimize the impacts caused by the development to surrounding public spaces in a manner that is roughly proportionate to the actual impact of the development. All streetscape improvements shall consider the incorporation of travel lanes, on-street parking, landscape strips, and sidewalks. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees. Placement of on-street parking shall be subject to City Engineer review and approval. Provide details for the reduced setback.
11. Provide details for the purpose for the drive path along the west side of the parking garage.
12. Consider exploring other designs and materials for the parking garage screening.
13. Provide an operational plan for the pickle ball court including hours of operations, noise mitigation and a safety design/plan.
14. Consider exploring designs to better engage the pedestrian realm in relation to the parking garage.
15. Provide a mitigation plan for the parking garage elevators for instances where the elevators may be out of order as well as a maintenance plan.
16. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings.
 - a. 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.
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping. Renderings should be within close proximity to the residential building along Sunrise Boulevard and NE 9th Court.
 - c. Provide detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include pedestrian walkways, seating areas, and proposed landscaping.
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. Consider providing bicycle parking. Ensure parking is located in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals (“APBP”) for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>
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23. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Friday, July 30, 2021

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: UDPS21031
Street: 2851 and 2901 East Sunrise Boulevard, Fort Lauderdale, Florida
Legal: Lots 3,4,5,6,7,8,9,10,11,12, and 13 Block BA of "Seabridge" Plat

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced proposal in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

Parcel & Background

The subject property consists of ± 1.3 acres of developed land south of East Sunrise Boulevards and North of the N.E 9th Court. The subject property is in the Fort Lauderdale Beach Barrier Island Archaeological Zone; and area identified as having potential for the presence of significant prehistoric and historical archaeological deposits. There are no previously recorded archaeological resources located within the subject property however a review of the FMSF (Florida Master Site File) indicates that no systematic archaeological survey has been performed within the subject property. The subject property is located in proximity to archaeological sites 8BD4403 (Bartlett Estate Canal) and 8BD1102 (Bartlett Estate) as well as National Register Site 8BD1099 (Bonnet House). The Bonnet Slough, located just south and east of the subject parcel is associated with prehistoric and Seminole period camp and resource procurement activities and numerous prehistoric sites, including burials, have been located within the Fort Lauderdale Beach Barrier Island zone in both undisturbed and previously developed parcels.

A review of historic maps and aerials of Broward County shows that the subject property remained relatively undeveloped until the mid-1950s and aerial imagery shows the subject area undeveloped as late as 1947. Portions of the subject area are likely comprised of redeposited sediments associated with the early 1930s dredging of the intra-coastal waterway in the area of the subject property, however a review of the late 19th century Williams-McKay Township-Section-Range survey of Broward County shows that some portions of the subject property may include natural land forms – this in conjunction with the proximity of known prehistoric archaeological sites suggests there is a low to moderate potential for the occurrence of archaeological deposits within the subject property.

Recommendation

The In capacity as the City's archaeological consultant, I recommend a phase I archaeological reconnaissance survey of the subject parcel. The survey should take into consideration the following:

1. The survey should be conducted by a preservation professional who meets the Secretary of the Interior professional standards (36 CFR part 61 *as amended*)

2. The survey shall conform to professional standards established in Chapter 267, *Florida Statutes* and the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code* and the “guidelines for identification, evaluation, recordation, and treatment of cultural resources” set forth in Module Three of the Florida Division of Historical Resource’s Cultural Resource Management Standards and Operational Manual.
3. The survey strategy should include combined shovel tests and demolition/construction monitoring activities and should be coordinated and verified with the selected archaeologist/consultant but should generally consist of:
 - a. Shovel tests, facilitated by trench excavations/asphalt cutting as appropriate, placed throughout the subject property. These tests should be conducted prior to demolition of any surface or subsurface features and the results will assist in determining future testing and monitoring requirements during the demolition/construction monitoring phase of the survey.
 - b. Monitoring of earth moving and ground disturbances during demolition and construction phases of development as determined appropriate in coordination with the selected archaeologist/consultant. The purpose of this phase of work will be to observe and identify any archaeological features or materials of significance. The Developer/agent should empower the archaeological monitor to halt ground disturbances as requested in order to identify and assess any archaeological features that may be discovered during demolition/construction ground disturbances. In the event that any significant archaeological features are identified, as determined to be significant by the archaeological monitor, then development in the vicinity of the discovery should halt until the archaeologist has had adequate time to identify, record and manage the discovery. Significant discoveries should be reported to the City Historic Preservation Planner within 24 hours of discovery for coordination as necessary.
4. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City’s historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
5. Upon completion of survey and monitoring activities the archaeologist shall submit a phase I survey and monitoring report to the City Historic Preservation Planner for review and consideration of additional requirements or recommendations prior to the commencement of new construction activities.

Please contact me if you have any questions regarding these comments.

Regards, 

Matthew DeFelice, M.A.
 President / Archaeologist, CAHR, Inc.

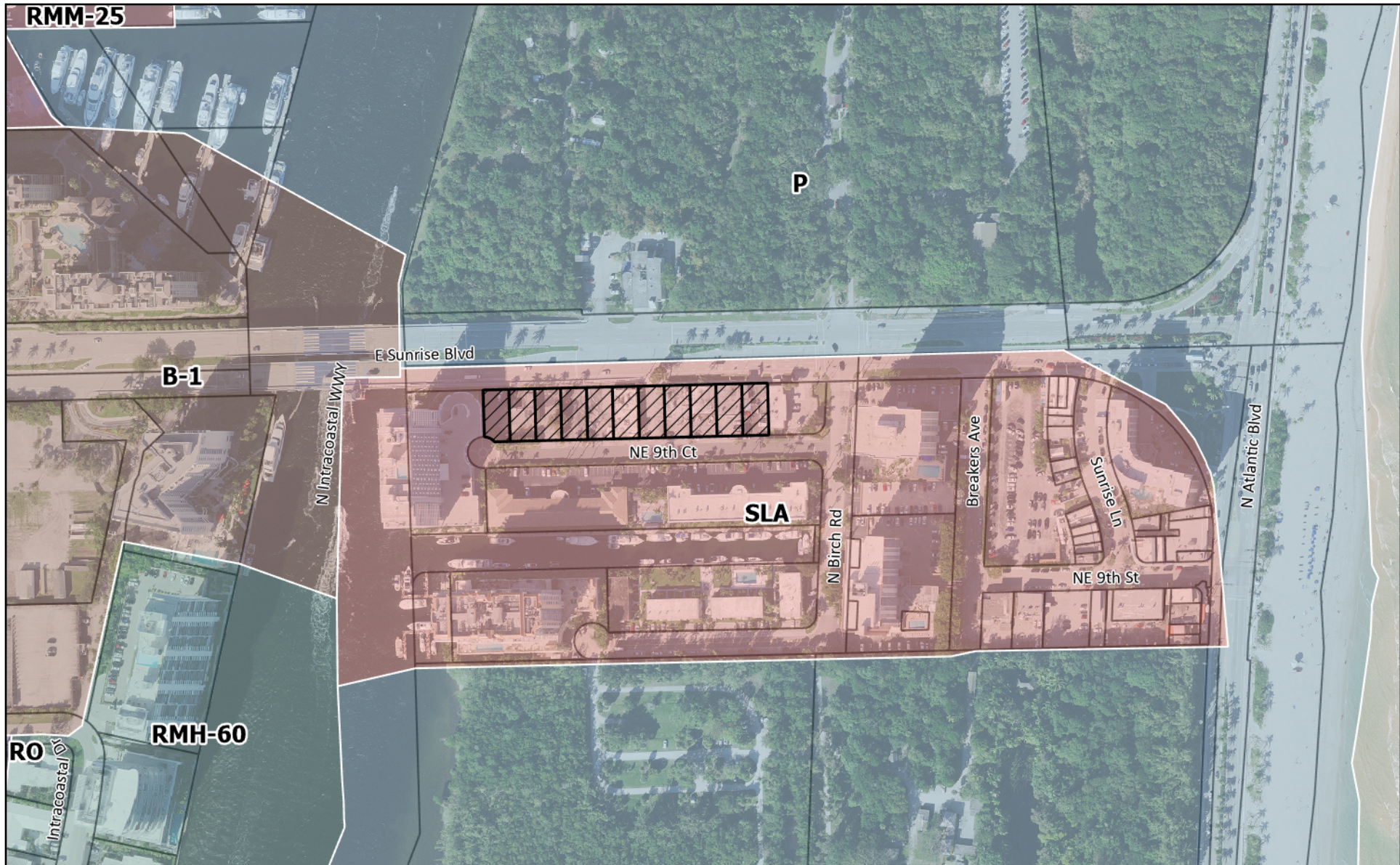
AHC (Archaeological and Historical Conservancy, Inc.)
 1995 An Archaeological Survey of Southeast Broward County, Phase 3. Report from AHC, Inc to the Broward County Planning Office. FMSF Report number 4075.

Carr, Robert S. et al.
 2011 Archaeological Monitoring of Fort Lauderdale Beach Parking Improvements, Broward County, Florida. AHC Technical Report #957.

BCPA (Broward County Property Appraiser)
2021 <https://bcpa.net>

CAHR (Coastal Archaeology & History Research, Inc)
2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the Broward County Development Management Division. On File CAHR, Inc. California, MD.

FMSF (Florida Master Site File)
2021 FMSFWeb



UDP-S24024 - 2828 E SUNRISE BLVD.

