

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24035



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24035
MEETING DATE:	May 28, 2024
REQUEST:	Site Plan Level III Review: Conditional Use for Increased Building Height and Yard Modifications for a 38-Unit Multifamily Residential Development
APPLICANT:	A1A N Ocean Blvd., LLC.
AGENT:	Stephanie Toothaker, Esq.
PROJECT NAME:	The Amalfi
PROPERTY ADDRESS:	2317 – 2237 North Ocean Boulevard
ZONING DISTRICT:	Residential Multifamily High Rise/High Density (RMH-60)
LAND USE:	High Residential
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.



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Dimension accessibility requirements to site per 2023 FBC Accessibility Code.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
12. Show that the openings in the exterior walls adjacent to the North and West property lines meet the requirements of Table 705.8 of the 2023 FBC.
13. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

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

1. Provide 20' Right-of-Way dedication or permanent Right-of-Way Easement along west side of State Road A1A / N Ocean Boulevard (coordinate with FDOT), to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with Broward County and FDOT the accuracy of State Road A1A / N Ocean Boulevard existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
2. The proposed private drainage system, water meters and sewer cleanout shall not encroach onto the required right-of-way dedication or easement area.
3. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along State Road A1A / N Ocean Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us
4. Provide permanent Sidewalk Easement as appropriate along north side of NE 23rd Street to accommodate portion of pedestrian clear path that is located beyond public Right-of-Way; show / label delineation in the plans.
5. Provide 10' x 15' (min.) permanent water Easement for the proposed 4 Inch meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
 - a. No other utilities or structures shall be located within the proposed easement, this includes firelines and drainage well or pipes.
6. Obtain water and wastewater capacity availability letter.
7. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
 - a. Depict the existing down guy wires along NE 23rd Street at the southwest corner of the property.
 - b. Depict the existing crosswalk button located at the southeast corner of the property.
8. Proposed structures (i.e. building encroachment, stairs, storm drainage structures, site furniture/benches, etc.) shall not be constructed within existing or proposed right of way/ easements.



- a. Encroachments within a State right-of-way requires agreement for private use of the State Right-of-Way per Rule 14-20, F.A.C.
9. 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.
 - a. "Do not enter" signs shall be placed at the right turn only for the one way traffic driveway.
 - b. The proposed sidewalk along State Road A1A / N Ocean Boulevard shall be located at the proposed property line as well as at the north east corner transition down to the existing sidewalk to the north.
10. 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.
11. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
12. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - i. The movements shown indicate the truck clipping the curb and veering into the landscaping area.
13. Sheets A5.00 and A5.01 Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
14. Provide and label typical roadway cross-sections for the proposed development side of State Road A1A / N Ocean Boulevard and NE 23rd Street: at driveway access points, 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. The proposed elevations at the property line shall not be higher than the existing crown of road elevations.
15. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which 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. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.

Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.

16. For basement parking layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.



- b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
17. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
18. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 - a. Revise drainage calculations due to facilities being in the right of way dedication.
 - b. Please indicate what the proposed trench drain along NE 23rd Street ties into.
19. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 5-year/1-day storm event drainage criteria).
20. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing storm drain pipe within N Ocean Boulevard right of way(per City Utility Atlas Maps). 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.
21. 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.
22. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
23. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City and FDOT Right-of-Way, which requires perpetual maintenance by the Applicant



via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.

24. 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.
 - a. Maintenance area within FDOT right of way shall extend to the proposed dedicated property line.
25. 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
26. 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.
27. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains. Label existing City storm manholes/inlets.
 - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
 - c. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets water quality, and the 10-year/1-day storm event drainage criteria).
 - d. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (coordinate as appropriate with the respective FDOT agencies for mitigation of additional runoff).
28. 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.

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 April 26, 2024 and are required to comply with the July 31, 2024, FIRM.

The minimum required lowest floor and machinery elevation is BFE +1.4' NAVD. **GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2024 Map Changes can be viewed on FEMA's Flood Map Changes Viewer at the following link:

<https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44>

2. Additional comments may follow pending response.



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CASE COMMENTS:

Please provide a response to the following.

1. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan. Net lot area square footage used in calculations on Sheet L-216 Landscape Notes and Details does not match Sheete C0 Site Plan data table. Please revise.
2. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in **landscaping**, maintained by an irrigation system, as per ULDR 47-21.13. A&B. Please revise drawings, including, but not limited to, Sheet X4 Open Space/Pervious Areas Exhibit, to illustrate that this requirement is for **landscaping** and not pervious area. Please note that landscape or landscaping, as per ULDR 47-21.2.A.15, is defined at ground level and open to the sky. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum.
3. It has been policy to allow for required ROW sidewalk area to count towards required landscaping area when placed on-site within property lines as per the City's request, such as illustrated along SR A1A on Sheet X4 Open Space/Pervious Areas Exhibit. However, this policy shall not extend to all paved areas on-site, even when connected to the required ROW sidewalk area, such as the plaza space shown below. The area may count towards open space requirements. Please revise drawings and calculations accordingly.

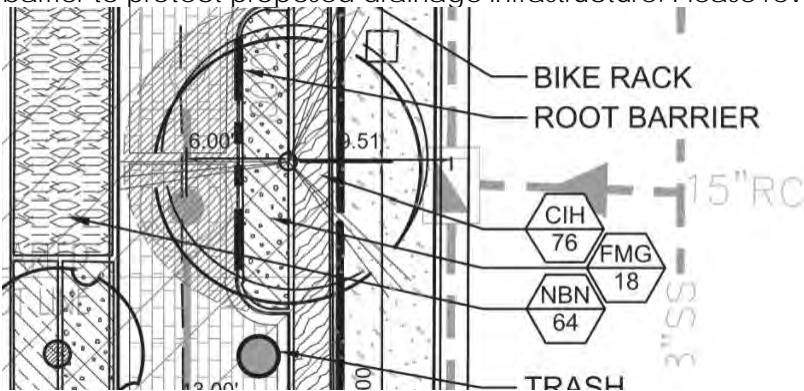


4. As per code section 47-21.2.A.25. *Landscape or landscaping*: Any combination of living plants (such as grass, groundcover, shrubs, vines, hedges, palms, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials installed for functional or aesthetic reasons at ground level and open to the sky. And as per code section 47-21.2.A.44. *Pervious paving materials*: A porous asphaltic, concrete, or other surface having a high-void aggregate base which allows for rapid infiltration and temporary storage of rain on, or runoff delivered to paved surfaces.
 - a) Decorative paving materials, such as proposed turf block, may be used within required Landscape area if these areas meet the requirements of the code for Pervious paving materials. If these areas are to be utilized toward the required calculation, please provide a cross sectional detail, notes and specifications that show compliance with these code requirements. This shall be coordinated across the submittal package, including, but not limited to, landscape plan series, civil engineering plan series, architectural plan series, etc.
5. As per Section 47-21.9.G. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade



species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.

- a) Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas to provide this root development area. Proposed trees along Western and Northern property buffers would apply to this requirement.
6. The area above a subsurface structure may be credited towards the landscape area requirements subject to meeting the following:
a) The area above the subsurface 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 the subsurface 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 landscape area, however, the area may count towards open space requirements.
7. As per ULDR 47-21.8.R., no more than fifty percent (50%) of the landscaped area for multifamily dwellings may be in turfgrass. Current calculations on Sheet L-216 Landscape Notes and Details are only using the sod square footage proposed in planting bed areas, as per Sheets L-211 and L-212. However, applicant is utilizing proposed turf block VUA area as part of the 35% gross lot square footage landscaping requirements. This area is also subject to the 50% max turfgrass requirement. Please revise calculations and drawings as necessary.
8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities.
9. Along SR A1A conflicts between proposed street trees and proposed drainage lines (shown below). Requirement for structural soil for proper root establishment zone is negated by the installation of root barrier to protect proposed drainage infrastructure. Please revise.



- 10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. There are existing FDOT light poles along SR A1A that are proposed to remain on Sheet C0 Site Plan, but not shown in the landscape series. Please specifically note and illustrate this on landscape plans.



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. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
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. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
4. 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.
5. 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. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in the parking area to increase visibility and safety.
12. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
13. Parking garage should have access control separating private residential parking from visitor access parking.
14. The parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
15. Offices, gym, and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 12,13,14.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
16. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter***



should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.

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

GENERAL COMMENTS

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

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



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1. Provide the FDOT pre application access management letter.
2. Provide a minimum of 7 feet wide sidewalk on **N Ocean Blvd**. 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 the sidewalk shall be placed on the right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line. Elevation of the sidewalk shall match the crown of the road.
3. Provide a minimum of 5 feet wide sidewalk on **NE 23rd Street**. 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 the sidewalk shall be placed on the right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line. Elevation of the sidewalk shall match the crown of the road.
4. Correct the stacking requirements data table to state “NE 23rd St” instead of “NW 23rd St”.
5. 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.
6. 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.
7. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
8. 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.



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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 October 29, 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) for yard modifications and additional height request above 120 feet. A separate application fee is required for PZB. 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 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 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](#).

5. 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.
6. Provide the total impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
7. 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 potential for the occurrence of significant archaeological resources within the subject property and no archaeological testing or monitoring is required. Further information is outlined in the attached letter from the City's Archaeological Consultant, Coastal Archaeology and History Research, Inc., dated May 22, 2024. In the unlikely event that archaeological deposits or human remains are encountered during ground disturbing work, or for any questions, contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954-828-7101.

8. Applicant shall notify Broward County Emergency Management Department of the proposed project including the location and development program for hurricane evacuation route preparedness. Applicant shall provide documentation that notice has been sent prior to project proceeding to the Planning and Zoning Board.
9. 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.
10. The parking data table on the Site Plan indicates 40 units where other documents state 38 units. Please update all documents with the correct unit count.



11. As proposed the building appears out of context with the surrounding mass and scale in proximity to the lower scale residential area. The applicant is encouraged to reduce the building height and massing to address this.

Pursuant to ULDR Section 47-25.3.A.3.e, Neighborhood Compatibility and Preservation, provide a narrative response addressing compatibility as it relates to the immediate lower scale buildings to the west and north of the proposed building. In addition, include the lower scale single family residential directly across the site on the east side of North Ocean Boulevard/A-1-A, which should be evaluated and included in the narrative response.

In addition, pursuant to ULDR Section 47-25.3.A.3.e.iv.e, Neighborhood Compatibility Requirements, Building Separation, buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures. Provide a contextual graphic diagram that illustrates the placement of the proposed building design that includes a viewshed analysis.

Pursuant to ULDR Section 47-24.3.E.d, Conditional Use Criteria, the building massing albeit creative and unique, is not consistent with the character of the zoning district and surrounding neighborhood. Applicant should expand responses to the conditional use criteria and provide graphics and drawings that support the narrative, documenting the context, building heights and underlying zoning districts and land use patterns.

12. In order to promote an exceptional public realm experience, ensure continuity and walkability along the perimeter of the site. The vehicular entry way needs to be redesigned to accommodate a safe pedestrian sidewalk clear of obstruction along the entirety of the site along NE 23rd Street. Reduce the vehicular/pedestrian conflict areas and ensure there is shade and landscaping treatment. Consider redesigning the ground treatment of the building facade on the corner of NE 23rd Street and North Ocean Boulevard/A-1-A to the lobby area to promote a more positive pedestrian experience. Consider things like landscape elements, water features and activating the façade with active uses, i.e., amenity space.
13. 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.
14. 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. If elevators are inoperable, applicant needs to identify where parking will be accommodated.



15. 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 is part of the building volume and 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.
16. 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/>
17. 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.
18. 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.
19. 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.

GENERAL COMMENTS

The following comments are for informational purposes.

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

20. 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 request notification for signoffs by applicable disciplines.
21. Be advised, additional comments may be forthcoming based on resubmitted plans, additional information, narratives, and drawings requested to help assess the proposed development and request for additional height.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Wednesday, May 22, 2024

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.222.7101
e. tlogan@fortlauderdale.gov

RE: UDP-S24035
Street: 2317-2237 N Ocean Boulevard, Fort Lauderdale, FL
Parcel(s): 4943330010410, 4943330010420, 4943330010430, 4943330010440

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced application in accordance with Chapters 267, *Florida Statutes* and Section 47-25.5P, *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.

The subject property consists of approximately .83± acres of developed land situated on the northwest corner at the intersection of SR A-1-A and NE 23rd Street. A review of the Broward County Property Appraiser (BCPA 2024) records indicates there are four (4) structures within the subject property each built between 1950 and 1962.

The subject property is in the Fort Lauderdale Beach - Barrier Island Archaeological Zone (Zone) which is an area of archaeological sensitivity located between the Intracoastal waterway and the Atlantic Ocean where numerous archaeological sites have been discovered. Archaeological sites located in the Zone are located west of the historic beach sand dunes, a location that provided sheltered access to the coast. Many of these sites were discovered intact beneath early and modern developments. A review of the Florida Master Site File (FMSF 2024) indicates that there are no previously recorded archaeological sites or historic structures located within the subject property.

The subject parcel lies farther east of the historic sand dunes and based on the model of site distribution has a low-to-moderate potential to contain archaeological deposits. A review of prior archaeological investigations in the proximity of the subject property shows that the adjacent parcel, located to the north, was subject of an archaeological investigation in 2005 which determined that no archaeological materials were present within the parcel (FMSF 2024; Stokes 2005).

Opinion

In my capacity as the City's archaeological consultant, it is my opinion that the proposed development will not have an adverse effect on any known archaeological resources. In consideration of the low-potential modeling assessment as well as the survey of the adjacent survey property (Stokes 2005), it is my opinion that the proposed development is not likely to encounter significant archaeological deposits.

Recommendation

In my capacity as the City's archaeological consultant, it is my recommendation that except for the conditions below, no archaeological work is required as condition of approval.

1. In the unlikely event that intact archaeological deposits are discovered during development, then development activities in the vicinity of the find shall halt immediately and the City's Historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) to coordinate the discovery.
2. In the unlikely event that unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the developer 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.

Please contact me if you have any questions about the information or recommendation made in this letter.

Regards,



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

Ref.

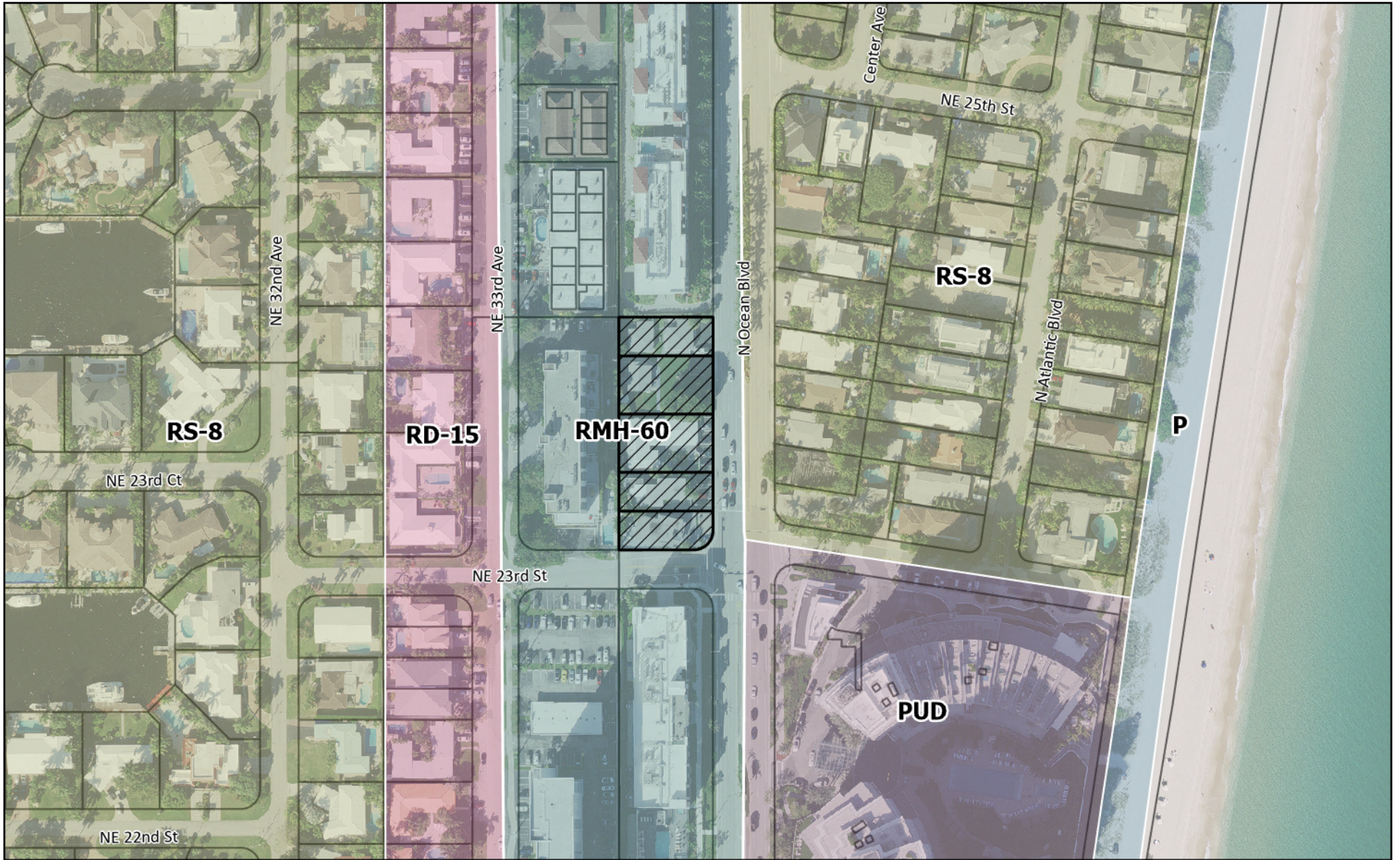
Broward County Property Appraiser
2024 Broward County Property Appraiser. [bcpa.net]

Florida Master Site File
2024 Florida Master Site File, Florida Dept. of State, Division of Historical Resources, Tallahassee, FL.

Stokes, Anne V.
2005 Phase I Archaeological Resource Survey of the Property Located at 2401-2501 North Ocean Beach Boulevard, Broward County, Florida. FMSF Manuscript No. 12422. On file at the Florida Master Site File. Tallahassee, FL.

United States Dept of Agriculture
1949 Aerial Photographs of Broward County, (1949), Map and Imagery Library, George A. Smathers Libraries, University of Florida. (26 Feb 2024). [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).

1958 Aerial Photographs of Broward County, (1958), Map and Imagery Library, George A. Smathers Libraries, University of Florida. [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).



UDP-S24035 - 2317-2237 N OCEAN BLVD.

