



**SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING**  
**DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN APPLICATION**

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017  
I.D. Number: DRC - SPA

**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**Site Plan Application**

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Required Documentation / Submittal Checklist
- Page 3:** Technical Specifications for Plan Submittal
- Addendum:** DRC Rezone with Flex Allocation <<if applicable>>
- Addendum:** Parking Reduction Information <<if applicable>>

**DEADLINE:** Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID)** \$12,760.00
- Site Plan Level IV** \$ 4,590.00
- Site Plan Level III** \$ 3,500.00
- Site Plan Level II** \$ 2,470.00
- Site Plan Level II in DRAC/SRAC-SA** \$ 4,290.00  
(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use** \$ 930.00  
**Requiring DRC review**
- Parking Reduction** \$ 970.00  
(In addition to above site plan fee)
- Request for Flexibility Units/ Acreage** \$ 60.00  
(In addition to above site plan fee)





# Page 1: DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

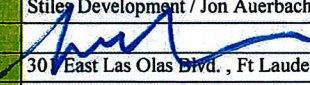
**NOTE:** To be filled out by Department

Case Number	
Date of complete submittal	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	212 Partners LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	301 East Las Olas Blvd. , Ft Lauderdale, FL 33301
E-mail Address	Jon.Auerbach@Stiles.com
Phone Number	954-627-9300
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Stiles Development / Jon Auerbach - Agent
Applicant / Agent's Signature	
Address, City, State, Zip	301 East Las Olas Blvd. , Ft Lauderdale, FL 33301
E-mail Address	Jon.Auerbach@Stiles.com
	Karen.James@Stiles.com
Letter of Consent Submitted	See letter attached

Development / Project Name	212 Southeast 2 <sup>nd</sup> Ave	
Development / Project Address	<b>Existing:</b> 212 Southeast 2 <sup>nd</sup> Ave	<b>New:</b> 220 Southeast 2 <sup>nd</sup> Street
Legal Description	See Attached	
Tax ID Folio Numbers (For all parcels in development)	5042 10 33 0220 / 5042 10 33 0280	
Request / Description of Project	Mixed-Use Development consisting of 25,222 retail market / grocer, 348 Residential Units and a 640 car mixed use parking facility with connection to the adjacent mixed-use office facility.	
Total Estimated Cost of Project	\$ 95,000,000	(Including land costs)

Current Land Use Designation	Downtown Core
Proposed Land Use Designation	Downtown Core
Current Zoning Designation	RAC-CC
Proposed Zoning Designation	RAC-CC
Current Use of Property	Parking lot and Bank drive-thru
Number of Residential Units	348 Units
Non-Residential SF (and Type)	27,911 sf of Retail
Total Bldg. SF (Include structured parking)	709,809 sf
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	55,790sf / 1.28ac	55,790sf / 1.28ac
Lot Density	None	272 units per acre
Lot Width	None	215' x 137'
Building Height (Feet / Levels)	Unlimited	305'
Structure Length	Unlimited	Podium 215'
Floor Area Ratio	None	12.72
Lot Coverage	95% Max	84%
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	0 spaces	640 parking spaces

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [ N ]	5'-0"	5'-0"
Side [ W ]	5'-0"	5'-0"
Side [ ]	10'-0"	10'-0"
Rear [ S ]	0	0



## Page 2: Required Documentation / Submittal Checklist

### One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-828-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

### The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

**NOTE:** For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

### Plan sets should include the following:

**Narrative** describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.

**Cover sheet** including project name and table of contents.

**Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.

**Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.

**Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: Not required for Change of Use applications.*

**Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

**Plans "A" thru "H"** with all elements as listed under Technical Specifications.

- |  |                           |
|--|---------------------------|
| A. Site Plan   | E. Additional Renderings* |
| B. Details*  | F. Landscape Plans*       |
| C. Floor Plans (typical floor plan may be submitted for like floors) | G. Photometric Diagram*   |
| D. Building Elevations*  | H. Engineering Plans*     |

*\*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.*

### NOTES:

All plans and documents must be bound, stapled and folded to 8 1/2" x 11";

All copy sets must be clear and legible and should include any graphic material in color;

For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: [http://www.fortlauderdale.gov/planning\\_zoning/dev\\_applications.htm](http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm);

**Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;**  
If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

### Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name Jon Auerbach

Signature 

Date 5/26/17

### Staff Intake Review

For Urban Design & Planning Division use only:

Date 5/26/17

Received By JAA

Tech. Specs Reviewed By JAA

Case No. R17032

# CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

## Design Review Team (DRT) Comments

<b>Case Number:</b>	17006	<b>Zoning District:</b>	RAC-CC
<b>Project Name:</b>	212 SE 2 <sup>nd</sup> Avenue	<b>Character Area:</b>	Downtown Core
<b>Project Address:</b>	212 SE 2 <sup>nd</sup> Avenue	<b>Date of Review:</b>	5/1/17

PRINCIPLES OF STREET DESIGN	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1 Maintain fine-grained street grid: discourage vacations.	✓			
S2 Utilize Traffic Calming rather than blocking streets.	✓			
S3 Maximize on-street parking except on major arterials. <b>Meets intent on 2<sup>nd</sup> St., 2<sup>nd</sup> Ave. and Las Olas Blvd. Does not include parallel parking on 3<sup>rd</sup> Ave. as per 3<sup>rd</sup> Avenue Section of Downtown Master Plan (DMP) in order to accommodate streetcar.</b>	✓			
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). <b>Consult with Transportation &amp; Mobility (TAM)</b>				✓
S5 Maximize street trees on all Downtown Streets. <b>Trees appear to have correct placement, please confirm species for shade trees and palms to mark intersections, as well as typical distance separation on center. Provide landscape plan and refer to S9.</b>				✓
S6 Encourage location of primary row of street trees between sidewalk and street.	✓			
S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. <b>Provide landscape plan. Indicate spacing of street trees.</b>				✓
S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.	✓			
S9 Encourage shade trees along streets, palm trees to mark intersections. <b>Provide landscape plan. Provide palms at intersections.</b>				
S10 Eliminate County "corner chord" requirement not compatible with urban areas.			✓	
S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. <b>Provide radii dimensions.</b>				✓
S12 Discourage curb cuts on "primary" streets.	✓			
S13 Encourage reduced lane widths on all streets. <b>Dimension street sections. Coordinate alignment along Las Olas Boulevard to provide for a seamless pedestrian experience.</b>				✓
S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph). <b>Dimension street sections. Refer to S13 and explore design options for SE 2nd Avenue that promote reduced vehicular-pedestrian conflicts and safety</b>				✓
S15 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW				✓

conditions.				
<b>Dimension street sections and refer to S13 and S14.</b>				
S16 Bury all power lines in the Downtown Area. <b>Provide documentation from utility companies.</b>				✓
<b>PRINCIPLES OF BUILDING DESIGN</b>	<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
B1 Framing the street: building "streetwall" should generally meet setback line (within a percentage). <b>Plans appear to meet intent. However, need to confirm built-to line based on dimensioned street sections.</b>	✓			✓
B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	✓			
B3 Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).			✓	
B4 Framing the street: encourage maximum building 'streetwall' length of 300ft.	✓			
B5 Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics). <b>Proposed 21,000 sf floorplates exceed the maximum preferred floor plate of 12,500 sf for residential towers over 15 stories in the Downtown Core character area.</b>		✓		
B6 Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.	✓			
B7 Where towers are located on streets < or = 60ft, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.			✓	
B8 Surface parking: discourage frontage and access along 'primary' street.			✓	
B9 Parking garages: encourage access from secondary streets and alleys.	✓			
Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.	✓			
Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design. <b>As per DMP, "where exposed to street, parking garages should be disguised through a variety of exceptional architectural screening solutions (such as windows, landscape elements, architectural panel systems integrated with overall building design, etc.)"</b>		✓		
B10 Encourage main pedestrian entrance to face street.	✓			
B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	✓			
B12 Encourage pedestrian shading devices of various types. <b>Indicate shading devices pictured in perspectives in large scale ground floor sections. Insure shading devices are functional and of sufficient depth.</b>				✓

B13	Encourage balconies and bay windows to animate residential building facades.	✓			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).			✓	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.	✓			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			✓	
B17	Discourage development above right-of-way (air rights).			✓	
B18	Mitigate light pollution. <b>Provide photometrics plan with values extended to all property lines.</b>				✓
B19	Mitigate noise pollution. <b>Discuss noise mitigation program.</b>				✓
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).	✓			
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.	✓			
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.			✓	
B23	Avoid drive thrus in the wrong places.			✓	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). <b>Provide tower roof plan, include green elements, such as passive green space for residents and/or solar panels. The building's location in the Downtown Core will make the tower top highly-visible from surrounding taller buildings.</b>				✓
<b>QUALITY OF ARCHITECTURE</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. <b>Proposed 21,000 sf floor plates create a large, undistinguished mass on the skyline.</b>		✓		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			✓	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. <b>Similar to large-scale ground floor sections provided, provide large scale 1<sup>st</sup> &amp; 2<sup>nd</sup> floor elevation indicating use of materials. Also refer to B9 as it relates to quality garage screening solutions.</b>				✓

Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. <b>As per DMP, “where exposed to street, parking garages should be disguised through a variety of exceptional architectural screening solutions (such as windows, landscape elements, architectural panel systems integrated with overall building design, etc.)”</b>				√
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings. <b>Provide narrative discussing project’s response to natural environment, including consideration for green infrastructure and green energy, and project’s sustainability program.</b>				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. <b>DMP encourages a rich layering of architectural elements throughout the building, with special attention to facades below the ‘shoulder’ level. Examples of facade composition elements include, but not limited to: variety of window types and scale; changes in material; recess lines; roof gardens; expression of building openings; bay windows; overhangs; sunscreens, etc. Provide more details.</b>				√
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary. <b>DMP encourages a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary. Provide more details.</b>				√
<b>STORE FRONTS</b>		<b>Meets Intent</b>	<b>Doesn’t Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	√			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	√			
SF3	Encourage durable materials for ground floor retail and cultural uses. <b>Similar to large-scale ground floor sections provided, provide large scale 1<sup>st</sup> &amp; 2<sup>nd</sup> floor elevation indicating use of materials. Refer to Q3.</b>				√
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. <b>Appears to meet intent. Indicate floor-to-ceiling heights on large-scale ground floor/interior sections provided.</b>				√
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	√			
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth). <b>Indicate shading devices pictured in perspectives in large scale ground floor sections. Insure shading devices are functional and of sufficient depth. Refer to B12.</b>				√
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls. <b>As this site is on 3<sup>rd</sup> Avenue in the Downtown Core, applicant is</b>		√		

<b><i>strongly-encouraged to explore multi-level displays to mitigate impact of unlined parking garage.</i></b>				
SF8 Encourage well-designed night lighting solutions. <b><i>Provide nighttime renderings, both oblique aerials and eye-level perspectives. Describe lighting solutions.</i></b>				√



CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
<b>Downtown Core</b>					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.	✓			
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			✓	
1C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below. <b>Proposed 21,000 sf floor plates create a large, undistinguished mass on the skyline.</b>		✓		
	Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings over 15 floors: preferred 12,500GSF floorplate max. <b>Proposed 21,000 sf floorplates exceed the maximum preferred floor plate of 12,500 sf for residential towers over 15 stories in the Downtown Core character area.</b>		✓		
<b>Near Downtown</b>					
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.			✓	
2B	Encourage maximum building height of 30 floors.			✓	
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.			✓	
	Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.			✓	
<b>Urban Neighborhood</b>					
3A	Frame the street with appropriate streetwall heights: 2 to 6 floors.			✓	
3B	Townhouses are a suitable option, especially on alley blocks.			✓	
3C	Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors			✓	
	Tower Guidelines: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors: preferred 10,000 GSF floorplate max.			✓	

<b>TOD Guidelines</b> ( T1 Refers to Applicability to Regional Activity Center.)	<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
T2 Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.)	✓			
T3 Encourage pedestrian connections to transit stops and bike parking. <b>Consult with TAM.</b>				✓
T4 Encourage bike connections to transit stops and bike parking. <b>Consult with TAM.</b>				✓
T5 Parking consistent with TOD Principles. Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles. <b>Exceptional screening of unlined parking garages is demanded by location. Provide bike, moped, scooter and motorcycle parking for visitors and patrons as well as bike storage for residents.</b>				✓
T6 Incorporate Transportation Demand Management (TDM). Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking. <b>Consider installation of car-sharing and bike-sharing stations for benefit of residents as well as visitors and patrons.</b>				✓
T7 Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.)	✓			
T8 Encourage green buildings, green site design and green infrastructure. <b>Provide narrative discussing project's response to natural environment, including consideration for green infrastructure and green energy, and project's sustainability program.</b>				✓
T9 Create attractive, active and safe multimodal systems.			✓	
<b>COMMENTS</b>				
1				
2				
3				



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**Meeting Date:** June 27, 2017

**Applicant:** 212 Partners, LLC.

**Project Name:** 212 Southeast 2nd Avenue

**Case Number:** R17032

**Request:** Site Plan Level II Review: 348 Residential Units  
and 25,222 Square Feet Retail in Downtown

**Location:** 212 SE 2nd Avenue

**Zoning:** Regional Activity Center – City Center (RAC-  
CC)

**Land Use:** Downtown Regional Activity Center (D-RAC)

**Case Planner:** Jim Hetzel



**Case Number: R17032**

**CASE COMMENTS:**

Please provide a response to the following:

1. NONE- Signature NOT required.

**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. Florida Building Code 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://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On June 30 2015, the 5<sup>th</sup> 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;
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/dca/dca\\_fbc\\_default.aspx](https://floridabuilding.org/dca/dca_fbc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>



Case Number: R17033

**RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:**

- a. Permanent Sidewalk Easement dedication as appropriate along the west side of SE 3<sup>rd</sup> Avenue to accommodate a portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way (coordinate with BCHCED); show linework in the plans and on easement exhibit.
- b. 5' permanent Right-of-Way Easement dedication along the east side of SE 2<sup>nd</sup> Avenue, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit.
- c. Permanent Sidewalk Easement dedication as appropriate along the east side of SE 2<sup>nd</sup> Avenue to accommodate a portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way; show linework in the plans and on easement exhibit.
- d. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development and outside any Right of Way easement dedication (for City Maintenance access).

**CASE COMMENTS:**

**A. Prior to City Commission Meeting (for unit allocation) sign-off, please provide updated plans and written response to the following comments in Section A (additional comments may be required based on subsequent plan revisions):**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
2. All proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHCED) and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. SE 3<sup>rd</sup> Avenue – Broward County Highway Construction & Engineering Division (BCHCED).
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. Show on all plan sheets and typical roadway sections, on-street parallel parking, the existing Right-of-Way boundaries adjacent to the proposed development along SE 3<sup>rd</sup> Avenue, SE 2<sup>nd</sup> Avenue, and SE 2<sup>nd</sup> Street; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement boundaries as applicable for this project.
5. Dimension typical roadway travel lane widths (and on-street parallel parking lane lengths / widths, as appropriate if recommended by Transportation & Mobility) on the Site Plan for the proposed development side of SE 3<sup>rd</sup> Avenue, SE 2<sup>nd</sup> Avenue, and SE 2<sup>nd</sup> Street. Along SE 2<sup>nd</sup> Avenue east

curb line near southwest corner of proposed development, discuss the proposed realignment of the northbound curb line connection between both proposed projects.

6. A4.01 & A4.02 (Building Elevations), Sheet A5.01 (Street Sections) and Sheet L1.04 (Street View Sections): Show and label existing Right-of-Way, proposed Easement boundaries, and horizontal building clearances on all building elevation/section details, as appropriate. Label vertical clearance above public access sidewalks along SE 3rd Avenue, SE 2nd Avenue, and SE 2nd Street, if any building overhang is proposed.
7. The plans are proposing the elimination of the eastbound right-turn lane on SE 2<sup>nd</sup> Street to add on-street parking; coordinate this request with TAM. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Benjamin Restrepo at 954-828-5216 or [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov).
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access to drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (10' measured from pavement edges), alleys with alleys (15' measured from property lines extended), alleys with streets (15' measured from property lines extended), and streets with streets (25' measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
9. Sheets C-1, C-2, A1.02 & A2.01: Proposed elements such as raised sidewalk, retaining walls, backflow preventers, and storm drainage system are encroaching the adjacent public Right-of-Way. Please be advised that any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional Right-of-Way (i.e. FDOT, BCHCED, etc.) shall be coordinated with those agencies.
10. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of SE 3rd Avenue, SE 2<sup>nd</sup> Avenue, and SE 2<sup>nd</sup> Street, to be located within BCHCED or City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate; coordinate required sidewalk widths with Transportation & Mobility. Trucks parked in the loading zones shall not encroach the sidewalk on SE 2<sup>nd</sup> Avenue.
11. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadways-Flared Turnout' standard detail (Index 515) for all proposed SE 2<sup>nd</sup> Avenue driveway access points (i.e. Parking Garage, Loading Zone, etc.). Please be advised that portion of proposed driveway flare that extends beyond property boundary frontage along SE 2<sup>nd</sup> Avenue shall be included in the Maintenance Agreement Area Exhibit.
12. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking, as measured from the City's Right-of-Way boundary. Show and label on the Site Plan; inbound vehicle stacking requirements for this project appear to be 5 vehicles to serve the 640 proposed parking spaces. Vehicle stacking requirements within other jurisdictional Right-of-Way (i.e. FDOT, BCHCED, etc.) shall be coordinated with those agencies. Discuss the need of a vehicle turnout for drivers approaching the security gate that cannot access the property owner's parking lot area.
13. For all levels in the parking garage:

- a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width and depth (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), as well as sloping floor and ramp grades.
- b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls and 18' (min.) adjacent to a 60-degree angled parking.
- c. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5%, adjacent to 90-degree angle parking stalls, and ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
- d. 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.
- e. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.

14. Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.

15. Driveways are required for functionality of proposed development (especially semi-trailer access to Loading Dock Area):

- a. Provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing the site.
- b. Dimension and label on Site Plan the type of proposed loading zone required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, the number of employees, etc.
- c. Please be advised that turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
- d. Label vertical clearance for Loading Zone area, and verify if sufficient for design vehicle (14' preferred for trucks).

16. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA). Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles. Please include the breakdown of ADA parking stalls in the Site Plan A1.02.

17. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#). Please contact the Floodplain Manager, Richard Benton at [RBenton@fortlauderdale.gov](mailto:RBenton@fortlauderdale.gov), or 954-828-6133.

**B. Prior to Final DRC Engineering review and sign-off, please provide updated plans and written response to the following comments in Section B (additional comments may be required based on subsequent plan revisions):**

18. Coordinate with Public Works- Utilities Division for any connections to and/or demolition of existing City infrastructure along SE 2<sup>nd</sup> Street and SE 2<sup>nd</sup> Avenue.
  - a. For Storm Drainage please contact Elkin Diaz [EDiaz@fortlauderdale.gov](mailto:EDiaz@fortlauderdale.gov), 954-828-6539.
  - b. For Sanitary Sewer please contact Steve Roberts Jr [SRobertsJr@fortlauderdale.gov](mailto:SRobertsJr@fortlauderdale.gov), 954-828-7855.
  - c. For Water Distribution please contact Keith Hutchison [KHutchison@fortlauderdale.gov](mailto:KHutchison@fortlauderdale.gov), 954-828-7682.
  - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work contact Jon Stahl at [JStahl@fortlauderdale.gov](mailto:JStahl@fortlauderdale.gov) or 954-828-7830.
  - e. Provide flow test results. Submit the application to Water Billing Division. See application at, <http://www.fortlauderdale.gov/home/showdocument?id=22765>
  - f. Provide correspondence between the Public Works-Utilities Distribution and Collection Division and the designer of record.
19. Coordinate with Stephanie McCutcheon at 954-828-5054 or [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov) regarding trash and solid waste disposal, dumpsters, and recycling; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
20. Submit more detailed civil engineering drawings (signed and sealed by a Florida registered professional Civil Engineer):
  - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure and drainage around the property limits to show how the stormwater runoff will remain onsite. (Provide sufficient elevation around the building footprint, green areas, and property lines)
  - b. Erosion and Sediment Control Plan and details for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies. Please be advised that silt fence taller than 30" is not allowed within sight triangles.
  - c. Provide typical cross-sections along all property lines, driveway access points, at on-street parallel parking lanes, and at landscape areas as appropriate. Show how the existing and proposed grades will tie to one another, and how the stormwater runoff will remain onsite. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
  - d. Paving, Marking, and Signage plans, including the details, and the radii of all landscaping and pavement areas.
21. Provide site demolition plan for existing building structures, paved areas, and underground utilities.
22. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
23. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed improvement will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or 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. Per ULDR Section 47-25.2.B, adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface, whichever is greater.



24. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, rain gardens, etc.) uses for landscaping along the streetscape.
25. Provide drainage pipes to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
26. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Any site that goes through DRC must store at least the 25-year 3-day event on-site with NO EXCEPTIONS. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements.
27. Applicant shall not be authorized to connect the on-site drainage system to those within the public Right-of-Ways of FDOT, BCHCED, and the City. Provide authorization as appropriate from FDOT, BCHCED, and the City for the existing and proposed connections between the on-site drainage system and public Right-of-Way.
28. Drainage Well, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions as appropriate.
29. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly, show all existing and proposed fire hydrants and 500-foot radius of the coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
30. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
31. Any road cuts for utilities or curb cuts within in the City Right-of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with Broward County Highway Construction & Engineering Division (BCHCED), their requirements for milling and asphalt pavement restoration in the vicinity of proposed road cuts for utilities and/or curb cuts within County Right-of-Way jurisdiction; show and label in plans as appropriate.
32. Please prepare and submit the following exhibits which clearly define the following (as applicable):
  - a. Right-of-Way / Easement Dedication / Vacation Exhibit.
  - b. Maintenance Agreement Area Exhibit.
  - c. Revocable License Area Exhibit.
33. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated. Especially coordinate undergrounding of overhead lines with utility companies as required. Show all existing and proposed utilities (including water and sewer) on the Civil and Landscaping plans for potential conflict.

34. Prior to Final DRC sign-off, a document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

**C. Prior to Engineering Permit Approval, please respond to the following comments in Section C:**

35. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
36. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHCED, and City Right-of-Ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHCED, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public Right-of-Way will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

37. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or [ekalus@broward.org](mailto:ekalus@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
38. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to the engineering reviewer.
39. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
40. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
41. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-

Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:

- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
  - 1) Include a narrative for each phase along with roadways utilized for materials delivery.
  - 2) Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
  - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
  - 4) Show location, type, and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of the fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles.
  - 5) Show location and type of construction crane(s), including span radius.
  - 6) Indicate location and number of portable restrooms, dumpsters, and trash chutes.
  - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
  - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
  - 9) Indicate location and time frame of any street closures (part or all of the street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more.
  - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase.
  - 11) Show location of parking for inspectors and construction personnel. Include all off-site parking – location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show the route of the shuttle.
  - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
  - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown in a separate drawing, prepared at an appropriate scale in order to illustrate route through the City.
  - 14) Indicate where and how concrete trucks will stage during multiple yardage pours.
  - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving the site from vehicular traffic.
  - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
  - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes.
  - 18) Indicate schedule for street sweeping of periphery of the construction site.
  - 19) Indicate if dewatering is proposed.
42. Obtain a dewatering permit from the Broward County Environmental Protection Department (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham ([dvanlandingham@broward.org](mailto:dvanlandingham@broward.org) or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at [http://www.broward.org/pprd/cs\\_dewatering.htm](http://www.broward.org/pprd/cs_dewatering.htm).

43. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg ([smemberg@sfwmd.gov](mailto:smemberg@sfwmd.gov)).
44. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
45. Please note that any lighting within the City's Right-of-Way shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License Agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance Office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-of-Way.
46. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's Right-of-Way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
47. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov) or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R17032

**CASE COMMENTS:**

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and their distance from the City's radio sites, it is anticipated that this structure will require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduit be installed to support a BDA system in the building. Conduit locations will need to be determined by a qualified BDA designer/installer with local knowledge. A qualified BDA designer/installer with local knowledge will need to take signal strength measurements within all areas of the structures after the shell, interior structures and windows are complete. A computer generated "heat map" showing the measured signal strengths within all areas of the proposed structure shall be required. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, one or more Bi-Directional amplifier systems will be required. Special engineering required due to adjacent building BDA systems.
3. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project. The BDA contractor shall provide signal strength calculations and computer generated heat maps showing measured signal strengths found within the completed building to the City's Assistant Telecommunications Manager.
4. Please review Chapter 1, Section 118 of the Broward County Building Code.
5. Additional guidance may be obtained from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager by contacting him via e-mail. All heat map documentation shall accurately depict interior partitions, support columns and other internal structures that can impact radio wave propagation.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.

**Case Number: R17032**

**CASE COMMENTS:**

Please provide a response to the following:

1. Within the RAC districts, newly planted street trees shall be limited to the species provided in the table ULDR 47-21.14.A.1.a. Confirm that this has been met. Likewise, confirm that street trees are 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. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
2. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
3. 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.
4. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
5. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
6. 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 in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
7. 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.
8. Provide ISA Certified Arborist report for trees and palms, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.

9. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2.Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
10. 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.
11. Illustrate and label the vertical clearance from lowest tree branches to pedestrian grade. Landscaping must provide a minimum vertical clearance of 7 feet trees and palms.
12. Provide alternate species for Calophyllum.
13. Clarify common name for Lysiloma.
14. Provide landscape specifications, notes, and details sheets.

#### **GENERAL COMMENTS**

Please consider the following prior to submittal for Building Permit:

15. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
16. 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.
17. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

**Case Number: R17032**

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Please note that development applications requesting residential dwelling units in the Downtown Regional Activity Center (Downtown RAC) are subject to unit availability at the time of site plan approval on a first come, first served basis. Further restrictions on unit allocation are subject to the provision of affordable housing units in the Downtown RAC at time of permit submittal and the applicant will be required to complete a Hold Harmless related to this matter.
4. As this application requests dwelling units in the Downtown RAC, the proposed project requires review and approval by the City Commission. A separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5019).
5. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
6. This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
7. Provide additional detail drawings and cross sections that demonstrate compliance with the design requirements outlined in the Downtown Master Plan (DMP), which should include the following; street cross sections, building frontage, etc. As submitted, the detail drawings do not contain sufficient details to review.
8. Provide a breakdown on parking calculations by use. As proposed, the parking data only provides ratios for the residential use and does not include the retail use. In addition, there has been indication that the parking garage will have shared access to the project proposed to the south. However, the plans do not indicate where the shared access will occur nor does the site plan data indicate how shared parking was calculated.

9. Provide the following changes to the streetscape cross sections:
  - a. NE 3<sup>rd</sup> Avenue streetscape needs to reflect 40 feet of right-of-way area, which may include the landscaping and partial sidewalk, 10 foot building setback which shall be clear of obstructions and maintained as a sidewalk with clear pedestrian zone. Creative and unique design that includes elevated terraces may be considered if the applicant demonstrates that such design is consistent with the intent in the DMP;
  - b. Local street design dimension have not been provided to conduct full review of the local street cross section; and
  - c. Dimension the site plan accordingly and reflect in cross section details.
  
10. Provide the following changes on site plan:
  - a. Site plan sheet shall be based on survey information and depicted as such on the site plan to verify accuracy of proposed development of the site;
  - b. Provide additional dimensions for site features and label such features;
  - c. Based on cross section for NE 3<sup>rd</sup> Avenue, as described in comment #9 above, the proposed terrace feature is with the building setback area as outlined the DMP;
  - d. Based on cross section for Local Streets, as described above in comment #9, the proposed terrace along SE 2<sup>nd</sup> Street is with the building setback area as outlined the DMP;
  - e. Identify and label the feature at the northwest corner of the site which appears to be a plaza or pedestrian space. If this is proposed as such, further review will be necessary as to the proposed design in relation to activity of the adjacent ground floor use;
  - f. Provide for more efficient pedestrian flow from the public realm into the project at locations that align with retail and residential entrances. Such pedestrian flow may be designed with larger, possibly curved stair design at corners, or other varying stair design. Staff will expand this discussion with visuals at the DRC meeting;
  - g. Relocate the bike storage to ground floor level, perhaps adjacent to residential lobby and provide transparency for the bike storage area as a mean to promote bike usage. Applicant should evaluate increasing the bike storage area based on demand;
  
11. Provide the following changes on the parking levels and residential tower:
  - a. Provide dimensions and scale the spaces accordingly including angle percentage;
  - b. Compact spaces are not permitted;
  - c. It is unclear if the parking levels are connected to the proposed project to the south. If so, indicate such on parking levels;
  - d. Provide surface markings on the parking levels where there are clear to pedestrian safety zones, crossing, access, etc.;
  - e. There are numerous dead zones in the parking garage which front NE 3<sup>rd</sup> Avenue and also SE 2<sup>nd</sup> Street. This may present opportunities to relocate the residential gym area to this location or another active use, terrace, etc. Staff will discuss this matter and potential options at the DRC meeting;
  - f. Levels 4 through 8 contains mechanical areas that are extensive size and is unclear if the entire area is needed for garage ventilation or other mechanical needs. Furthermore, this presents issues regarding screening of the garage structure fronting a public street as well as potential noise impacts;
  - g. Provide more detail information related to the amenities deck and other proposed landscape terrace; and
  - h. Provide residential tower floorplate size. Be advised, maximum floorplate size for downtown core is 18,000 square feet.



12. Provide the following changes on elevations:
  - a. Identify and label all building elevation features including material and color;
  - b. Improve the visual interest of the east and north façade parking podiums by evaluating different types of attachment possibilities for the metal panel frames thereby providing articulation to each facades;
  - c. Increase the shading awnings for greater protection for pedestrian with a continued design rather than various breaks in the awning;
  - d. Examine creating a stronger corner presence at NE 3<sup>rd</sup> Avenue and S SE 2<sup>nd</sup> Street with potentially angling the canopy or articulating the vertical glass feature or other unique design solutions to identify importance of the building corner;
  - e. There are numerous areas of blank, unarticulated walls, which needs better design treatments and/or solutions;
  - f. First two levels of the building elevations do not meet the intent of the DMP due to the lack of rich layer of elements and design composition such as variety of material, recess lines and articulation, greater expression of building entrances and openings, hierarchy of featured architecture elements, etc.;
  - g. Considering increasing the design of the first level to higher clearance height of two levels thereby enhancing the pedestrian experience and visual aesthetics of the ground floor;
  - h. Multi-level of displays for retail users are encourage to create an urban fabric reflective of a downtown urban core;
  - i. Tower treatment should be enhance with varying angled features or signature vertical to horizontal element that could potentially be illuminated at nighttime;
  - j. Explore the use of varying window sizes in key areas of the elevations;
  - k. Additional architectural details are necessary to complete the review of the proposed architecture including the metal screens, canopy element, balconies, tower top, etc.; and
  - l. Ensure that renderings reflect the proposed project accurately.
13. The roof plan indicates mechanical equipment, which would be exposed to future, adjacent taller buildings given the location is in the downtown code. With that said, the applicant should include screening material of the mechanical equipment such as metal trellis features or other design solutions. Details demonstrating such should be provided.
14. Coordinate with the representative for Transportation and Mobility (“TAM”) Department regarding plans for the Wave streetcar.
15. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
16. The City’s Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
17. Be advised that additional comments may be forthcoming based on information that was not provided at this time as requested by staff and for staff to complete the DRC review.

## **GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

18. Provide a written response to all DRC comments and DRT comments within 180 days.
19. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
20. Additional comments may be forthcoming at the DRC meeting.

**Case Number: R17032**

**CASE COMMENTS:**

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garages, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garages, all loading dock areas, all service corridors, areas where money is handled or stored, storage rooms, maintenance rooms and common areas. Retail and office areas should be pre-wired for their own CCTV systems. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. The use of electronic access should be considered for all entrance doors/points into the residential building, residential elevators, maintenance areas, and loading areas.
5. The residential lobby should provide a video call box for visitors if this area is not manned.
6. Residential elevators should be access controlled if lobby is not locked.
7. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
8. All stairwells should egress only first floor.
9. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
10. Consider pre-wiring residential units for alarm systems.
11. Consider pre-wiring retail spaces and office areas for an alarm system

Noted: separation of parking in garage

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.

**Case Number: R17032**

**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 collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
8. Containers: must comply with 47-19.4
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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.
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 plan to show it will fit in trash room.
14. Submit a Solid Waste Management Plan on your letterhead containing 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 [smccutcheon@fortluaderdale.gov](mailto:smccutcheon@fortluaderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

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

1. None





Case Number: R17032

**CASE COMMENTS:**

1. Transportation and Mobility Department staff will meet with the applicant regarding traffic calming, traffic impact and proper mitigation.
2. Please dimension the sidewalk and elevated sidewalk width.
3. Please dimension the driveways and look to see if any of these driveways can be consolidated.
4. Please add access to the elevated pathway that is within the SE 2<sup>nd</sup> St & Se 2<sup>nd</sup> Ave intersections functional area.
5. Please add access to the elevated pathway that is within the SE 2<sup>nd</sup> St & Se 3<sup>rd</sup> Ave intersections functional area.
6. The existing SE 2<sup>nd</sup> St eastbound right-turn lane to south bound SE 3<sup>rd</sup> Ave must remain, please adjust the site plan.
7. Please show how the proposed parking garage connects to the proposed adjacent future development.
8. Please provide a minimum of 7 foot effect sidewalk width around the perimeter of the site.
9. Please coordinate with the Florida Department of Transportation with their E Las Olas project.
10. Please show all sidewalk, driveway and parking dimensions on the site plan, including all pinch points on the site.
11. Please dimension the proposed compact parking spaces and add the total counts of compact parking spaces to the data table and ensure that this number does not exceed 35% of the total proposed parking.
12. For the angled parking, please dimension the angle and width and ensure there is adequate aisle width and stall depth for backing out. Please refer to the ULDR Sec. 47-20.11. – Geometric standards.
13. Please show where the shopping cart collection area will be for the market parking level.
14. Ensure all loading can be accommodated on-site.
15. The loading bays will need to go deeper into the building; loading vehicles must not impede the pedestrian area.
16. Please explain what the mechanical use space in the parking garage will be used for.
17. The City reserves the right to meter on-street parking spaces at any time.
18. Please show vehicular movement plan entering and exiting the site.



19. Will the parking garage be a pay to park garage? If so, will it require a gate and payment system? Please show there is adequate vehicular stacking for the ramps.
20. The ROW lines do not match our ROW lines, these are the areas that the County was going to take back in 1991, but the county never took them back, they are shown as public ROW on the property appraisers' site, but the title work does not support that. See attached sketch of the area, the area highlighted in green is not public ROW but still belongs to Bank of America, it was not part of the transfer to 212. The developer is showing improvements in this area although he has no rights to that area either.
21. Please coordinate with Florida Department of Transportation in order to incorporate E Las Olas project plans designs into the project plans to ensure consistency. The site plan should reflect the improvements from the E Las Olas project improvement project, including but not limited to, roadway configuration, sidewalk configuration, landscaping, pole placement, etc.
22. Please coordinate with Transportation and Mobility in order to incorporate the current city parking garage ground level improvement plans designs into the project plans to ensure consistency. The site plan should reflect the improvements from the city parking garage ground level improvement project, including but not limited to, roadway configuration, sidewalk configuration, landscaping, pole placement, etc.
23. Please coordinate with Transportation and Mobility in order to incorporate the current Wave Streetcar plans designs into the project plans to ensure consistency. The site plan should reflect the improvements from the Wave Streetcar project, including but not limited to, roadway configuration, sidewalk configuration, landscaping, pole placement, etc.
24. Please consider installing electric car charging stations in the garage and mark on the site plan and include total count in the site plan data sheet.
25. Bicycle parking is needed. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. 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.
26. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
27. 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.
28. Additional comments will be provided upon further review off traffic impacts and potential mitigations.
29. Signature required.

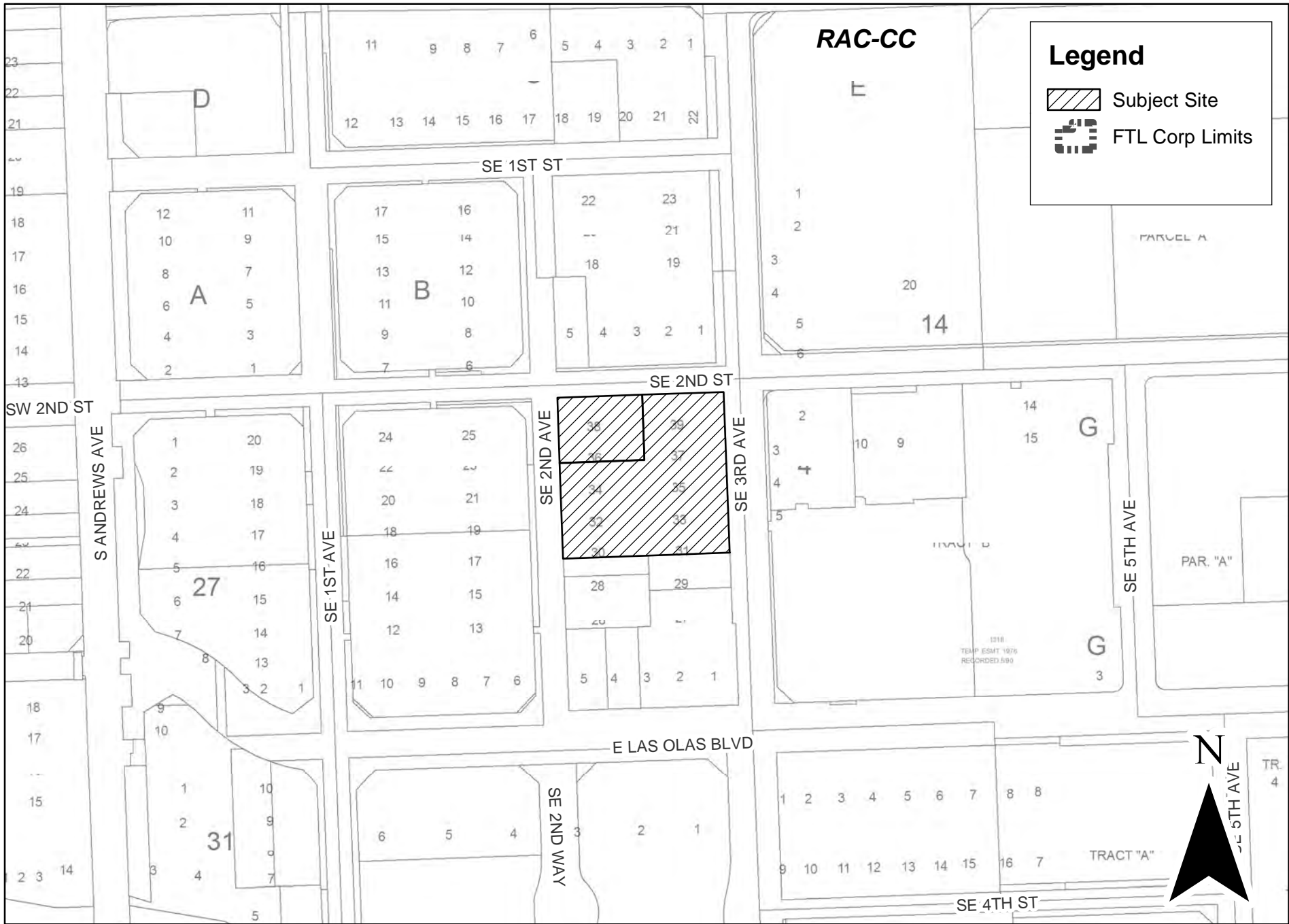
**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov) to set up an appointment for final plan approval.



2. 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.
  
3. 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.



# R17032

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