



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** January 10, 2023

**PROPERTY OWNER / APPLICANT:** PFL VII, LLC.

**AGENT:** Nectaria Chakas, Lochrie & Chakas, P.A.

**PROJECT NAME:** Westin/Aura Cypress Creek

**CASE NUMBER:** UDP-PDD22003

**REQUEST:** Site Plan Level IV Review: Rezoning Request from Hotel (R-6 County) to Planned Development District (PDD) for 340 Multifamily Residential Units, 5,000 Square-Foot of Commercial Use, and Existing 298-Room Hotel

**LOCATION:** 200 and 400 Corporate Drive

**ZONING:** Hotel (R-6 – County)

**LAND USE:** Medium High Residential

**CASE PLANNER:** Lorraine Tappen



Case Number: UDP-PDD22003

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 or 406.6 of the 2020 FBC.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
12. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2020 FBC.
13. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.

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?nodeld=COOR\\_CH\\_14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH_14FLMA)

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

Case Number: UDP-PDD22003

CASE COMMENTS:

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

1. Meet the Broward County Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.).
  - a. Prepare service demand calculations for water wastewater services and obtain a letter of service availability from Broward County Engineering Department.
2. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe 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.
3. No proposed permanent above ground improvements shall be located within the 20 Drainage easement (O.R.B, 11640/96).
4. Provide and label typical roadway cross-sections for the proposed development side of Northeast 7th Avenue: at driveway access points, and at landscape swale areas (i.e., between travel lane and sidewalk) as appropriate.
5. 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.
6. 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.
7. Per ULDR Section 47-2.2. , show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10 measured from intersection point of pavement edges), alleys with alleys (15 measured from intersection point of extended property lines), alleys with streets (15 measured from intersection point of extended property lines), and streets with streets (25 measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
8. 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 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 Finished Floor Elevations to meet ADA accessibility requirements.



9. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access.
10. Depict existing sidewalk adjacent to the development along NE 7<sup>th</sup> Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
11. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (RS) 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 RS 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.
12. For all levels in the parking garage:
  - a. Provide the top floor of the parking garage layout.
  - 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 60-degree angled parking stalls. Provide dimensions for ramps.
  - c. 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.
13. Provide conceptual Water and Sewer Plan that features proposed connections.
  - a. Show location of relocated water main.
  - b. Denote existing Sanitary Sewer under building to be relocated.
14. Indicate on sheet EN-1 what the proposed stormwater drainage ties into.
15. 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.
16. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
17. 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.

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

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



Case Number: UDP-PDD22003

CASE COMMENTS:

Please provide a response to the following:

1. FFE of meets minimum BFE 1 of 7 ft NA D.
2. FFE of Parking Garage is @ 7.0 ft NA D. Meets minimum elevation requirement of 6 ft NA D.

All building utility rooms required to meet minimum 7.0 ft NA D- elevations are not specified for rooms.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Building is currently in AH 6 flood zone. Preliminary Map shows building will change to AE 7. No date for change can be provided at this time.
2. Additional Comments may follow pending submittal of complete plan set.



Case Number: UDP-PDD22003

CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees for relocation.
2. Please provide equivalent replacement and equivalent value for trees and palms to be removed and indicate how this mitigation will be provided.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to a city web page to assist in calculation for mitigation.
3. 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. please show on plan if light poles are proposed.
4. Please correct any misidentified landscape materials. It was notice at least that along the northwest wall at the parking garage a correction is needed.
5. Please verify the width of the planting strip adjacent to the private Road with the proposed Live Oak trees. Live Oak trees with a trunk diameter of 3inch or larger require a minimum 225sqft. area with 15 feet at the smallest width. A product for root development under paved areas may be use such as CU Structural Soil and or Soil Cells to provide planting area may be utilized. It appears that placement under the sidewalk to allow root development to the opposite side of the sidewalk may be sufficient.
6. Please verify planting area of proposed Gumbo Limbo adjacent to the Sculptural Berm . Planting area as the previous comment number 7 also applies.
7. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm> soil This is to be provided at a minimum of 8 radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.

b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil.

With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide detail of product of use for root development under paved areas.

8. Section 47-37A8.E. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration.
  - a. Please provide street trees as per Section 47-21.13. along NE 62<sup>nd</sup> Street along with improving the shrub and ground covers.
9. Please coordinate with FDOT as to any possible improvements to NE 62<sup>nd</sup> Street.
10. Existing fence abutting along NE 62<sup>nd</sup> Street, please see Sec. 47-19.5.2.b. Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this Section 47-19.5 within five (5) years of the effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19). If a fence is to be along NE 62<sup>nd</sup> Street the requirements of a setback and landscape requirements are to be met.
11. Please show any off-site underground utilities on Landscape plan that may pose a potential conflict.
12. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance and show measured clearance on Landscape plan.
13. If proposed, detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
  - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
  - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all of the above on plan.
14. Plans show existing trees to remain that are adjacent to proposed structure and sidewalk. It appears that there will be an impact to these existing trees that may put them in violation of city ordinance of tree abuse. Please demonstrate and explain how the site construction will take place without damage to the existing trees.

#### GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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 that are different than the Broward County standard applications.
2. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. 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.





Case Number: UDP-PDD22003

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 CCT system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, pools, 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 parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. Office and storefront doors 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.
17. There should be a secured valet key management system for the vehicles on site.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-PDD22003

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. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Confirm where the collection will take place within the site.
8. 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).
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
13. Containers: must comply with 47-19.4
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.
  - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.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.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

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

1. None



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CASE COMMENTS:

1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. The residential parking must not be included in the shared parking analysis. The residential parking must only be dedicated towards residential use. The proposed Hotel and Retail uses may be used in the shared parking analysis.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
5. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
6. Per ULDR Section 47-2.2. , show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
8. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact Study.



9. Provide a minimum of 8 feet wide on Cypress Creek Rd. 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.
10. Provide a bus shelter at the transit station on Cypress Creek Rd, the bus shelter should meet the Broward County Transits minimum standards.
11. 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.
12. 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.
13. Coordinate with the I-95 Cypress Creek Rd interchange FDOT project manager enzot asmin 954-777-4462, [enzot.asmin@dot.state.fl.us](mailto:enzot.asmin@dot.state.fl.us). FDOT's proposal may be widening or making changes to the roadway that may impact your proposed site.
14. 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.
15. 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:

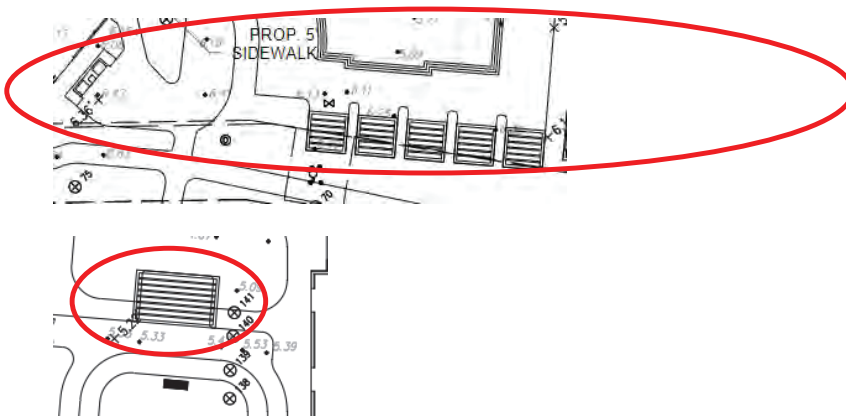
- 1) The site is designated Residential Medium High on the City's Future Land Use Map. The application cannot be approved until a future land use map amendment to Mixed Use has been adopted by the City Commission and recertified by Broward County.
- 2) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before May 22, 2023, 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.
- 3) Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (ULDR 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 at [8LTappen@fortlauderdale.gov](mailto:LTappen@fortlauderdale.gov) or 954-828-5019.
- 4) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
  - b. 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; and
  - c. 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.
  - d. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 5) Provide a sketch a legal description of the property with a description of the request to rezone the property to Planned Development District (PDD).
- 6) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (N AL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

- 7) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC.
- 8) A valet parking agreement with the City shall be completed which includes: a legal description of the parcel where parking will be located and states the number of parking spaces which must be provided and that attendants will be provided one hundred percent (100 %) of the operating hours of the use.
- 9) In addition to the bike storage room, provide bicycle parking 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; and 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/>.
- 10) Address the following in the narrative:
  - a. Describe how the site plan set and proposed development agreement will coordinate with the existing approved site plan for the hotel.
  - b. In regard to describing the proposed Planned Development District (PDD) as a cohesive project, outline improvements to hotel site that will link the two parcels and to neighboring parcels.
  - c. As discussed in pre-meetings, address the following:
    - How active uses can be incorporated into the parking garage facades to enhance the public realm (Cypress Creek Road and I-95 Corridor).
    - Creation of a gateway feature into Corporate Drive to enhance the overall public realm.
    - Incorporation of MPO Cypress Creek roadway improvements into site plan.
  - d. Describe how drainage is improved as a benefit on the site. Related to drainage calculations.
  - e. Roadway improvements and street design standards for the private road and Corporate and how they will be coordinated with neighboring properties to address Sec. 47-37A.1(A)(1) and (2).
  - f. Provide information on access agreements to Corporate Drive N 7th Avenue.
  - g. Method for maintaining public access to publicly-accessible promenade and dog park.
  - h. Parking for hotel use while existing parking is demolished and parking garage is under construction in 47-37A.6.A(E).
  - i. Development standards for permitted principal and accessory uses in Sec. 47-37A.7.
  - j. Standards for signs, landscaping, parking and other development standards not mentioned in the narrative, site plan, or development agreement. Will standards not outlined in the development agreement default to unified land development regulations (ULDR)?
  - k. Correct response to Sec. 47-37A.8.D regarding street section to state Page A-3.10.



11) Add the following to the site plan:

- a. Active uses to parking garage.
- b. Dimension of building lengths as shown on Page A-2.00A.
- c. Clarify if pool pump will be located outside the building, setback from property line, and type of screening material.
- d. Bike racks for retail customers. Shown on page LD-1, but not labeled on site plan.
- e. Proposed roadway improvements (curbs, tree plantings, bus stop).
- f. Labels for pedestrian walkways (including public sidewalks and onsite pedestrian paths).
- g. Traffic control signage.
- h. Fire hydrants (on-site and adjacent).
- i. Outline of future public access agreement areas for publicly accessible areas.
- j. Labels for grill area (?) and cabanas.



12) Add the following to the site plan data table:

- a. Net and gross density.
- b. Number of disabled spaces.
- c. Number of bicycle spaces.
- d. Water and sewer Provider.

13) Revised plan set pages as follows:

- a. Include the existing hotel pool and patio area to Page A-1.10 Landscape Area and revise calculation.
- b. Provide Pedestrian and Vehicular Circulation page for northern parcel. Page A-1.11 only shows the southern portion of the hotel parcel.
- c. Clear labels of ground floor uses on Page A-2.00 Ground Floor Plan.
- d. Add building outlines to cross sections on Pages L-6-7.
- e. Include landscape and engineering pages for hotel site.
- f. Show truck routing for entire site. Page TR-1 only shows routing for southern parcel.





- 14) Provide the changes on the elevations and renderings:
- Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.
  - Add a variety of high quality materials to the facades of the mixed use building and parking garage.
  - Provide details and photographic examples for all materials including decorative fin, decorative aluminum screen, and garage screen as noted on Page A-3.00.
  - Add active uses lining the parking garage to enhance the public realm (especially at the highly visible corner of Cypress Creek Road and I-95 Corridor).
  - Add a vertical feature / framing along the eastern portion of northern facade, to better transition / break up the building mass. (See circled area on image below).



- Incorporate gateway feature at the corner of Cypress Creek Boulevard and Corporate Drive.
  - Increase transparency and variation of opening size throughout facades.
  - Consider more elegant materials for balconies such as glass panels or other high quality material.
  - Consider alternative materials for landscaped green screening to reduce maintenance issues.
  - Confirm constructability of curved balconies to uphold quality of design and ensure these will not be reconsidered during construction valuation process.
- 15) Provide the following agreements prior to building permit:
- Unified control document recorded in the public records of Broward County for areas proposed for common and public ownership.
  - Restrictive covenants, required easements, dedication of public open space recorded in the public records of Broward County.



- c. Development agreement which includes maintenance requirements with bond assurances other documents related to the approval and implementation of the PDD. This includes but not limited to contracts, covenants, deed restrictions and sureties and bonds acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense.
  - d. Deed restrictions recorded in the public records of Broward County for 15 of the units to be set aside as affordable.
- 16) Provide clear image/details of garage screening of openings, light fixture shields and cross-sections. Ensure screening adequately blocks out light and noise pollution.
  - 17) Provide spot elevations including height of the parapet wall, roof, and mechanical equipment to verify adequate screening. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures
  - 18) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
    - a. Location and orientation of all proposed signage;
    - b. Include signage package for the publicly accessible promenade and dog park;
    - c. Dimensions of each proposed sign (height, width, depth, etc.);
    - d. Proposed sign copy; and,
    - e. Proposed colors and materials
    - f. Please note any proposed signs will require a separate permit application.
  - 19) Provide School Capacity Availability Determination (SCAD) letter for the proposed mixed-use site plan and rezoning application prior to submitting an application for placement on a Planning and Zoning Board agenda. The SCAD on file is for the future land use amendment., 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.
  - 20) Provide a 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.
  - 21) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
  - 22) 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.

#### GENERAL COMMENTS

The following comments are for informational purposes.

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

- 23) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.
- 24) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 25) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (Ph: 954-828-5536), to obtain his signature on the final DRC plans.
- 26) Provide a written response to all Development Review Committee comments.

Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-PDD22003 - estin/Aura Cypress Creek - 200/400 Corporate Drive



Development Review Committee

January 10, 2023

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CASE: UDP-PDD22003  
Exhibit 4  
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**RESPONSES TO DRC COMMENTS**  
**Westin/Aura Cypress Creek**  
**Rezoning to PDD**  
**Case Number: UDP-PDD22003**

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# **BUILDING**

**Member: Noel Zamora, P.E., S.I.**

**NZamora@fortlauderdale.gov**

**954-828-5536**

**Case Number: UDP-PDD22003**

## **CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.

**Response:**

**Assembly: Groups A-2 and A-3**

**Business: Group B**

**Residential: Group R-1, R-2**

**Storage: Group S-2**

2. Show provisions for either open or closed interior parking per sections 406.5 or 406.6 of the 2020 FBC.

**Response: Proposed parking garage envelope will comply with sections 406.5. Calculations will be provided with construction documents at the time of permitting. Construction documents will be provided at the time of permitting.**

3. Specify height and area compliance per Chapter 5 of the 2020 FBC.

**Response: Building height compliance and area compliance met by Type I B. The 12 Story Building has a building height of 130' - 4" to top of Roof slab, 140' - 8" to top of bulkhead and 119' - 8" at top of slab for last residential level. The area is 70,768.24 sf which is compliant with Type I B.**

4. Provide building construction type designation per Chapter 6 of the 2020 FBC.

**Response: Type I B.**

5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.

**Response: The fire-resistance rating requirements based on building separation are unlimited. The northeast façade has 25' - 1" fire separation, it is limited to 70% openings, if left without sprinklers. With sprinklers all fire-resistance rating requirements based on building separation are unlimited.**

6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.

**Response: Building will comply with life safety egress design per Chapter 10. Life safety plans will be provided with construction documents at time of permitting.**

7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.

**Response: See Sheets A2.00 A-2.08 for note indicating code compliant sprinkler system.**

8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.

**Response: All project common areas shall comply with fully accessible requirements per Florida Building Code accessibility in addition to FHA design guidelines, and all residential units shall comply as well with FHA design guidelines. Documentation to be provided with the submittal of building permit plans.**

9. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.

**Response: Proposed plans show all exit stairways leading to exterior, except for lobby stairs (50% of egress components) as permitted by code. Documentation to be provided with the submittal of building permit plans.**

10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

**Response: At least one passenger loading zone is being provided in accordance with FBC accessibility requirements. Please refer to ground floor plan sheet A-100a & b.**

11. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

**Response: Noted.**

12. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2020 FBC.

**Response: Proposed stair separation requirements are equal or more than a third of the total envelope distance. Documentation to be provided with the submittal of building permit plans.**

13. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.

**Response: Lobby area will provide a readily visible and identifiable exit from adjacent stair discharge, as shown in ground floor plan.**

### **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.

**Response: Noted.**

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.

**Response: Noted.**

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

**Response: Noted.**

**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\\_C\\_HLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_C_HLMA)

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

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:

- b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
- c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
- d. <http://www.broward.org/codeappeals/pages/default.aspx>



# ENGINEERING

Member: Taylor Phillips

[tphillips@fortlauderdale.gov](mailto:tphillips@fortlauderdale.gov)

954-828-5868

Case Number: UDP-PDD22003

## CASE COMMENTS:

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

1. Meet the Broward County Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.).

a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from Broward County– Engineering Department.

**Response: Please see letter from Broward County dated 4/26/2023 re: water and wastewater capacity.**

2. 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.

**Response: All existing utilities as provided by the survey or as built information are shown on the demolition plan to be removed, relocated or to remain. Proposed facilities are provided on conceptual engineering plan sheets EP-1 and EP-2 showing locations of proposed water, sewer and drainage facilities.**

3. No proposed permanent above ground improvements shall be located within the 20' Drainage easement (O.R.B, 11640/96).

**Response: Comment acknowledged. No above ground improvements are within the referenced drainage easement.**

4. Provide and label typical roadway cross-sections for the proposed development side of Northeast 7th Avenue: at driveway access points, and at landscape swale areas (i.e., between travel lane and sidewalk) as appropriate.

**Response: Please see engineering PDD sheets for engineering related details and cross sections. Section B-B has been provided showing NE 7<sup>th</sup> Avenue connection to proposed development.**

5. 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.

**Response: Line work has been added to the plans to show construction limits and the engineering plan sheets show how utilities and pavement sections will connect to existing. Note the portion of the plans (majority EN-1) that show the hotel are for reference only and do not have proposed drainage infrastructure.**

6. 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.

**Response: Existing stop bar exiting on to NE 7<sup>th</sup> Avenue has been shown to be removed and replaced. See SPM-1.**

7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47- 19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.

**Response: Site triangles have been depicted on civil sheets and called out on Sheet SPM-1.**

8. 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 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 Finished Floor Elevations to meet ADA accessibility requirements.

**Response: Engineering sheets EN-1 and EN-2 have been updated with additional grading and details for ADA ramp and handicap connections.**

9. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access.

**Response: Please see sheet TR-2 for dumpster vehicle turning movements.**

10. Depict existing sidewalk adjacent to the development along NE 7<sup>th</sup> Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.

**Response: Please see EN-1 for locations of existing sidewalks along NE 7<sup>th</sup> Street and NE 62<sup>nd</sup> and graded connectivity.**

11. 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.

**Response: Please see stacking information for reservoir spaces on engineering plan sheet EN-1.**

12. For all levels in the parking garage:

a. Provide the top floor of the parking garage layout.

**Response: See Sheet A-2.10 for rooftop of garage.**

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 60-degree angled parking stalls. Provide

dimensions for ramps.

**Response: See parking garage floor plans. Drive isles are 24' wide adjacent to 90 degree parking.**

c. 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.

**Response: See Sheet A-2.09 and A-210.**

13. Provide conceptual Water and Sewer Plan that features proposed connections.

a. Show location of relocated water main.

b. Denote existing Sanitary Sewer under building to be relocated.

**Response: Please see proposed water and sewer plan for relocation of facilities with removal of existing under the building. Plan approval will be obtained from Broward County.**

14. Indicate on sheet EN-1 what the proposed stormwater drainage ties into.

**Response: The proposed connection is east of structure DS-24 connection to the existing drainage pipe that routes north ultimately connecting to the existing lake system.**

15. 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.

**Response: Please find included water management calculations showing we are within the existing master permit 06-00450-S land use assumptions. This system provides water quality and attenuation for this parcel with discharge into existing lake. Note this permit will be submitted to Broward County and SFWMD prior to construction for this modification.**

16. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

**Response: All existing utilities are shown on the plan as per survey for information and based on as-built information provided by Broward County. Please refer to DP-1 and EN-1 for locations of existing and proposed utilities and interconnectivity.**

17. 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.

**Response: Please refer to landscape plans for separation from trees.**

# **FLOODPLAIN MANAGEMENT**

**Member: Viola Cameron**

**[Vcameron@fortlauderdale.gov](mailto:Vcameron@fortlauderdale.gov)**

**954-828-5269**

**Case Number: UDP-PDD22003**

## **CASE COMMENTS:**

Please provide a response to the following:

1. FFE of meets minimum BFE+1 of 7 ft NAVD.

**Response: The proposed FFE at elevation 7 ft NAVD meets the requires of the Broward County future 100 year flood elevation maps. Please see enclosed map for reference.**

2. FFE of Parking Garage is @ 7.0 ft NAVD. Meets minimum elevation requirement of 6 ft NAVD.

**Response: The proposed FFE at elevation 7 ft NAVD meets the require ments of the Broward County future 100 year flood elevation maps.**

All building utility rooms required to meet minimum 7.0 ft NAVD- elevations are not specified for rooms.

**Response: Utility rooms meeting the requirement.**

## **GENERAL COMMENTS**

The following comments are for informational purposes.

1. Building is currently in AH 6 flood zone. Preliminary Map shows building will change to AE 7. No date for change can be provided at this time.

**Response: The map is not expected to change prior to this project being submitted for building permit.**

2. Additional Comments may follow pending submittal of complete plan set.

**Response: Acknowledged.**

## LANDSCAPE

**Member: Karl D Lauridsen**  
**klauridsen@fortlauderdale.gov**  
**954-828-6071**  
**Case Number: UDP-PDD22003**

### CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees for relocation.

**Response: Provided Arborist evaluation as requested (see arborist evaluations dated 2/9/2023 for Residential site and 2/25/2023 for Hotel Site.**

2. Please provide equivalent replacement and equivalent value for trees and palms to be removed and indicate how this mitigation will be provided.

<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to a city web page to assist in calculation for mitigation.

**Response: Updated tree mitigation legend & provided calculations per city standards as requested (see Sheet TD-3).**

3. 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. please show on plan if light poles are proposed.

**Response: Light fixtures w/ 15' clearance is shown with no conflicts w/ canopy trees as requested (see Sheets LP-1 & LP-2)**

4. Please correct any misidentified landscape materials. It was notice at least that along the northwest wall at the parking garage a correction is needed.

**Response: Corrected landscape material along the northwest wall of the parking garage as requested (90 NEP on Sheet LP-1).**

5. Please verify the width of the planting strip adjacent to the private Road with the proposed Live Oak trees. Live Oak trees with a trunk diameter of 3inch or larger require a minimum 225sqft. area with 15 feet at the smallest width. A product for root development under paved areas may be use such as CU Structural Soil and or Soil Cells to provide planting area may be utilized. It appears that placement under the sidewalk to allow root development to the opposite side of the sidewalk may be sufficient.

**Response: Provided Silva Cells in plan and details as requested (see sheets LP-1 & LP-2 for plan & sheet LP-4 for details)**

6. Please verify planting area of proposed Gumbo Limbo adjacent to the "Sculptural Berm". Planting area as the previous comment number 7 also applies.

**Response: Provided Silva Cells in plan and details as requested (see sheet LP-1 for plan & sheet LP-4 for details)**

7. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour.

Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

**Response: Provided Silva Cells in plan and details as requested (see sheet LP-4)**

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide detail of product of use for root development under paved areas.

8. Section 47-37A8.E. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration.

- a. Please provide street trees as per Section 47-21.13. along NE 62<sup>nd</sup> Street along with improving the shrub and ground covers.

**Response: Provided small under power line street trees wherever feasible as requested (see Sheet LP-2)**

9. Please coordinate with FDOT as to any possible improvements to NE 62<sup>nd</sup> Street.

**Response: Coordinated with civil. There are no improvements proposed in the right of way which affect landscaping. Applicant coordinated with FDOT and the Cypress Creek Mobility project, and this project will provide sidewalks linking the project to the Cypress Creek sidewalk.**

10. Existing fence abutting along NE 62<sup>nd</sup> Street, please see Sec. 47-19.5.2.b. Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this Section 47-19.5 within five (5) years of the effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19). If a fence is to be along NE 62<sup>nd</sup> Street the requirements of a setback and landscape requirements are to be met.

**Response: Provided a site fence 3' off property line w/ hedge and trees/palms at 1 per 20' linear feet of fence as requested (see Sheet LP-2)**

11. Please show any off-site underground utilities on Landscape plan that may pose a potential conflict.

**Response: Provided off-site utilities as requested (See Shets LP-1 and LP-2).**

12. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance and show measured clearance on Landscape plan.

**Response: Provided horizontal clearance from tree trunk to underground utilities as requested (see Sheets LP-1 & LP-2).**

13. If proposed, detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.

- a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
- b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
- c. Irrigation shall be from a permanent water source.

d. Please clearly note and illustrate all of the above on plan.

**Response: A free standing sign is not proposed at this time. If this changes, we will need to comply with code.**

14. Plans show existing trees to remain that are adjacent to proposed structure and sidewalk. It appears that there will be an impact to these existing trees that may put them in violation of city ordinance of tree abuse. Please demonstrate and explain how the site construction will take place without damage to the existing trees.

**Response: Removed existing trees next to garage as requested and updated tree disposition plans (see sheets LP-1, TD-1 & TD-3).**

### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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 that are different than the Broward County standard applications.

**Response: Acknowledged.**

2. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required

**Response: Acknowledged.**



## POLICE

**Member: Detective Jody Weymouth**  
**jodyt@fortlauderdale.gov**  
**954-828-6421**  
**Case Number: UDP-PDD22003**

### 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.

**Response: Noted. Applicant will consider these items during building permit review.**

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.

**Response: Noted. Applicant will consider these items during building permit review.**

3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.

**Response: Noted. Applicant will consider these items during building permit review.**

4. All glazing should be impact resistant.

**Response: Impact resistant glass will be category II safety glazing. Documentation to be provided with the submittal of building permit plans.**

5. Units should be pre-wired for an alarm system.

**Response: Noted. Applicant will consider this as the plans develop further.**

6. Lighting and landscaping should follow CPTED guidelines.

**Response: Provided additional CPTED specific lighting and landscape notes (see sheet L-8)**

7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.

**Response: Noted. See Sheet A-103B which adds a note to stairwells stating egress only.**

8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.

**Response: Pool area will be fenced. Access points will be gated with self-closing, self-latching gate with panic hardware device 34"- 48" AFF per FBC 1008.1.9.2.**

9. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, pools, hallways and common areas. It should be capable of retrieving an identifiable image of a person.

**Response: Noted. Applicant will consider this as the plans develop further.**

10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.

**Response: Emergency communication devices will be placed in the parking garage, pool and**

**common areas. Documentation to be provided with the submittal of building permit plans.**

11. Light reflecting paint should be used in parking garage to increase visibility and safety.

**Response: Noted. Applicant will consider this as the plans develop further.**

12. All restricted areas and resident only areas should be access controlled and labelled as such.

**Response: Appropriate signage will be provided and controlled as appropriate throughout the building.**

13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.

**Response: Noted. Applicant will consider this as the plans develop further.**

14. Parking garage should have access control separating private residential parking from public access parking.

**Response: Noted. Vehicular and pedestrian access gates to be provided with access control.**

15. Office and storefront doors 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.

**Response: Noted. Applicant will consider this as the plans develop further.**

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

**Response: Acknowledged. Applicant will notify police/fire of access.**

17. There should be a secured valet key management system for the vehicles on site.

**Response: Keys are secured.**

### **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.

## **SOLID WASTE AND RECYCLING**

**Member: Diana Wilson**  
**dwilson@fortlauderdale.gov**  
**954-828-4245**  
**Case Number: UDP-PDD22003**

### **CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.

**Response: Centralized trash room has been provided with special requirements for bulk and recycling areas. See Sheet A-2.00A Ground floor plan – trash room is shown.**

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.

**Response: Noted.**

3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.

**Response: Acknowledged.**

4. Service Days shall be: No restriction for Commercial collection.

**Response: Acknowledged.**

5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).

**Response: Project is a rental community and a hotel. There is no HOA.**

6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).

**Response: Acknowledged.**

7. Confirm where the collection will take place within the site.

**Response: Collection shall take place adjacent to the centralized and internalized trash room located in the parking garage. See ground floor plan Sheet A-2.00A Ground floor plan.**

8. 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).

**Response: Acknowledged.**

9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.

**Response: See sheet A-103.B of architectural plans and TR-3 of civil plans for garbage truck routing.**

10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.

**Response: See Sheet A-3.0 and A-2.00A. Trash room will have 23'-2" clear head room with 22' width clearance.**

11. Show containers on site plan. Trash room must accommodate trash and recycle containers.

**Response: Centralized trash room has been provided. Container size and amount shall be confirmed**

**based on waste management schedule. Documentation to be provided with the submittal of permit plans.**

12. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.

**Response: Noted.**

13. Containers: must comply with 47-19.4

**Response: Noted.**

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.

a. This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.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.

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

**Response: Please see Solid Waste Management Plan prepared by Trinsic Residential Group dated 6/2/2023.**

#### **GENERAL COMMENTS**

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

1. None

# **TRAFFIC ENGINEERING**

**Member: Benjamin Restrepo P.E.**  
**brestrepo@fortlauderdale.gov**  
**954-828-4696**  
**Case Number: UDP-PDD22003**

## **CASE COMMENTS:**

1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.

**Responses: The \$4,000 fee was paid. Kittleson is the City's traffic reviewer and Applicant has provided responses to their comments on the traffic study.**

2. The residential parking must not be included in the shared parking analysis. The residential parking must only be dedicated towards residential use. The proposed Hotel and Retail uses may be used in the shared parking analysis.

**Responses: Parking study updated. A reduction was taken on the hotel and the 51 units being provided as affordable. Per ULDR 47-20.3.A.2.b. reductions are permitted for multifamily affordable housing. The proposed project is 340 units with 15% being "affordable".  $340 \times 15\% = 51$  units. The Applicant is providing 1 parking space for each affordable unit. The rest of the units (289 market rate units) are parked per code.**

3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.

**Responses: Please refer to Sheet A-103C.**

4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.

**Responses: Please refer to Sheets A-2.09 and A-2.10.**

5. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.

**Responses: 12'X22' inbound and outbound stacking labels have been included. Please see SPM-1 plan sheet.**

6. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys

with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

**Responses: Sight triangles are shown at all driveways. Cypress Creek already has a corner chord which was dedicated by plat.**

7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.

**Responses: Please see TR-1 & TR-2 plan sheet for vehicular paths.**

8. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queuing analysis based on the gate operations will be required as part of the Traffic Impact Study.

**Responses: There will be a residential gate on the 4<sup>th</sup> level of the garage for residents only. The rollup gate will be accessed remotely and used with a long range device to activate for residents only.**

9. Provide a minimum of 8 feet wide on Cypress Creek Rd. 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.

**Responses: Per Cypress Creek Mobility project sidewalks are 10' wide.**

10. Provide a bus shelter at the transit station on Cypress Creek Rd, the bus shelter should meet the Broward County Transits minimum standards.

**Responses: Bus shelter at the exiting transit station on Cypress Creek Rd has been included per Broward County Transit minimum standards.**

11. 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.

**Responses: Acknowledged.**

12. 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.

**Responses: Confirmed.**

13. Coordinate with the I-95 Cypress Creek Rd interchange FDOT project manager Kenzot Jasmin 954-777-4462, [Kenzot.Jasmin@dot.state.fl.us](mailto:Kenzot.Jasmin@dot.state.fl.us). FDOT's proposal may be widening or making changes to the roadway that may impact your proposed site.

**Responses: Applicant reached out to Kenzot Jasmin to inform him about the project. FDOT responded that the proposed project has no impact on the interchange. See attached email from Kenzot Jasmin dated February 16, 2023.**

14. 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.

**Responses: Bicycle storage for residents has been provided, see ground floor plan. Refer to landscape drawings for public bicycle parking locations.**

15. Additional comments may be provided upon further review.

**Responses: Acknowledged.**

**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.

**Responses: Yes, EV stations will be provided (quantity has not been determined).**

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.

**Responses: Acknowledged.**



## URBAN DESIGN AND PLANNING

**Member: Lorraine Tappen**  
**LTappen@fortlauderdale.gov**  
**954-828-5018**  
**Case Number: UDP-PDD22003**

### **CASE COMMENTS:**

Please provide a response to the following:

1) The site is designated Residential Medium High on the City's Future Land Use Map. The application cannot be approved until a future land use map amendment to Mixed Use has been adopted by the City Commission and recertified by Broward County.

**Response: Florida Statute Sec. 163.3184(12) specially requires the City to process the LUPA and rezoning concurrently. The approval of the rezoning to PDD is contingent on the LUPA being approved.**

2) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before May 22, 2023, 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.

**Response: Applicant will consider requesting an extension as the date approaches.**

3) Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (ULDR 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 at [LTappen@fortlauderdale.gov](mailto:LTappen@fortlauderdale.gov) or 954-828-5019.

**Response: Acknowledged.**

4) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:

a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:

b. 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; and

**Response: There are no City recognized civic associations or HOAs within 300 feet of the proposed project. However, applicant will conduct a public participation meeting at least 30 days prior to PZB hearing. Note that a pre-application PDD meeting was held on November 7, 2023 and notice was provided to owners within 1000' of the development site. A second public participation meeting will be held notifying 300' radius prior to the PZB hearing.**

c. 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.

**Response: See response above.**

d. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

**Response: Acknowledged.**

5) Provide a sketch a legal description of the property with a description of the request to rezone the property to  
Planned Development  
District (PDD).

**Response: Sketch and legal description is provided with this re-submittal. Sketch and Legal is the same as the land use plan amendment since the rezoning covers the same land area.**

6) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

**Response: Please see attached letter dated 8/23/2022 Broward County. There is no need for a plat note amendment or NVAL amendment.**

7) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC.

**Response: A request for Determination of No Hazard has been requested and is in process with the FAA. A copy of the determinations will be provided to the City upon receipt.**

8) A valet parking agreement with the City shall be completed which includes: a legal description of the parcel where parking will be located and states the number of parking spaces which must be provided and that attendants will be provided one hundred percent (100%) of the operating hours of the use.

**Response: We do not believe a valet parking agreement is required as the parking spaces do not utilize the valet parking provision. All parking spaces are standard or compact spaces and are capable of self-parking.**

9) In addition to the bike storage room, provide bicycle parking 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; and 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/>.

**Response: Provided bicycle parking in visible areas as requested (see sheets LH-1 & LH2); in addition, provided bicycle parking detail on sheet LD-1.**

10) Address the following in the narrative:

a. Describe how the site plan set and proposed development agreement will coordinate with the existing approved site plan for the hotel.

**Response: Narrative has been updated to address this.**

b. In regard to describing the proposed Planned Development District (PDD) as a cohesive project,

outline improvements to hotel site that will link the two parcels and to neighboring parcels. **Response: There are no planned improvements to the hotel site, but the 2 buildings will be linked together with driveway and sidewalk.**

c. As discussed in pre-meetings, address the following:

- How active uses can be incorporated into the parking garage facades to enhance the public realm

(Cypress Creek Road and I-95 Corridor).

**Response: Per several meetings/discussions with City staff, the design now incorporates active uses along the south west portion of the garage.**

- Creation of a gateway feature into Corporate Drive to enhance the overall public realm.

**Response: The office park owner is already contemplating a new monument sign in the median along NE 7<sup>th</sup> Avenue.**

- Incorporation of MPO Cypress Creek roadway improvements into site plan.

**Response: The plans for the MPO Cypress Creek roadway improvement are contemplated in the plans.**

d. Describe how drainage is improved as a benefit on the site. Related to drainage calculations.

**Response: The proposed site will modify the existing master drainage permit (06-004500-S) that provided water quality and attenuation to the site. This proposed site will modify that permit and will provide stormwater management system onsite and within the garages to collect stormwater runoff to the existing system.**

e. Roadway improvements and street design standards for the private road and Corporate and how they

will be coordinated with neighboring properties to address Sec. 47-37A.1(A)(1) and (2).

**Response: Per EN-1 and section A-A the proposed roadway will tie into the existing cross street to maintain access to adjacent buildings. Proposed curbing will be utilized to separate proposed landscape areas from the development.**

f. Provide information on access agreements to Corporate Drive\NW 7th Avenue.

**Response: The two streets have separate access agreements:**

- **Regarding NW 7<sup>th</sup> Avenue, there is an access easement recorded in ORB 12212 Page 172 which allows public access on this street.**
- **Regarding Corporate Drive, there is an Ingress Egress Easement between the owner of the Westin and the neighboring property owner which gives mutual access. The Easement is recorded in ORB 8770 Page 294.**

g. Method for maintaining public access to publicly-accessible promenade and dog park.

**Response:** The method for maintaining access will be by granting the City an easement.

h. Parking for hotel use while existing parking is demolished and parking garage is under construction in 47-37A.6.A(E).

**Response:** The hotel will be working with the neighboring office park to park during construction of the parking garage.

i. Development standards for permitted principal and accessory uses in Sec. 47-37A.7.

**Response:** See PDD Development Standards table.

j. Standards for signs, landscaping, parking and other development standards not mentioned in the narrative, site plan, or development agreement. Will standards not outlined in the development agreement default to unified land development regulations (ULDR)?

**Response:** See PDD Development Standards table. Anything not stated would default to ULDR.

k. Correct response to Sec. 47-37A.8.D regarding street section to state Page A-3.1

**Response:** Narrative has been corrected.

11) Add the following to the site plan:

a. Active uses to parking garage.

**Response:** Residential liner units have been incorporated to activate the parking garage.

b. Dimension of building lengths as shown on Page A-2.00A.

**Response:** Noted will add to Sheet A 1.03b

c. Clarify if pool pump will be located outside the building, setback from property line, and type of screening material.

**Response:** Pool pump has been provided within the ground floor of the parking garage. See Sheet A-1.03b.

d. Bike racks for retail customers. Shown on page LD-1, but not labeled on site plan.

**Response:** Noted. See Sheet A-1.03b

e. Proposed roadway improvements (curbs, tree plantings, bus stop).

**Response:** See Sheet A-1.03b. There are 2 sidewalks which lead from the walking trail to the sidewalks along Cypress Creek. The Cypress Creek sidewalk is part of a project being undertaken by the MPO, therefore no improvements to the corridor are proposed as they have already been contemplated and will be implemented with the Cypress Creek Mobility Plan. There is an existing bus stop in front of the development site and per the request from TAM, a bus shelter will be added as part of this submittal, subject to approval by Broward County Transit.

f. Labels for pedestrian walkways (including public sidewalks and onsite pedestrian paths).

**Response:** Noted. See Sheet A-1.03b

g. Traffic control signage.

**Response:** Noted. See Sheet A-1.03b

h. Fire hydrants (on-site and adjacent).

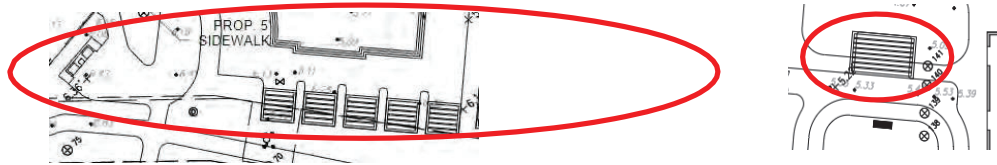
**Response:** Noted. See Sheet A-1.03b

i. Outline of future public access agreement areas for publicly accessible areas.

**Response: Noted. See Sheet A-1.03b**

j. Labels for grill area (?) and cabanas.

**Response: Noted. See Sheet A-1.03b**



12) Add the following to the site plan data table:

- a. Net and gross density.
- b. Number of disabled spaces.
- c. Number of bicycle spaces.
- d. Water and sewer Provider.

**Response: See Sheet A-1.03b and A-1.03c**

13) Revised plan set pages as follows:

- a. Include the existing hotel pool and patio area to Page A-1.10 Landscape Area and revise calculation.

**Response: Added to A-1.10**

- b. Provide Pedestrian and Vehicular Circulation page for northern parcel. Page A-1.11 only shows the southern portion of the hotel parcel.

**Response: See A-1.1 for pedestrian circulation plan for entire site.**

- c. Clear labels of ground floor uses on Page A-2.00 Ground Floor Plan.

**Response: See Sheets A-2.00 and A-2.00A.**

- d. Add building outlines to cross sections on Pages L-6-7.

**Response: The building outlines have been added L-6 and L-7 where feasible.**

- e. Include landscape and engineering pages for hotel site.

**Response: Landscape and Engineering pages for hotel site are included.**

**Please note that the landscape plans for hotel site are existing and have been shown on TD-4.**

- f. Show truck routing for entire site. Page TR-1 only shows routing for southern parcel

**Response: Truck routing is now shown for both parcels.**

14) Provide the changes on the elevations and renderings:

- a. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor.

**Response: See elevations A-3.01 through A-3.06**

- b. Add a variety of high quality materials to the facades of the mixed use building and parking garage.

**Response: High quality materials have been added such as: green screen elements, decorative aluminum screens, use of articulated shading façade features, and prominent use of glazing areas.**

- c. Provide details and photographic examples for all materials including decorative fin, decorative aluminum screen, and garage screen as noted on Page A-3.00.

**Response: See detail notes provided in elevation legend and photographic examples. Sheet A-3.00. See Sheet A-3.11 for enlargements.**

- d. Add active uses lining the parking garage to enhance the public realm (especially at the highly visible corner of Cypress Creek Road and I-95 Corridor).

**Response: Liner units have been added as suggested please refer to revised plans.**

e. Add a vertical feature / framing along the eastern portion of northern façade, to better transition / break up the building mass. (See circled area on image below).

**Response: Noted, vertical feature added please refer to north elevation.**

f. Incorporate gateway feature at the corner of Cypress Creek Boulevard and Corporate Drive.

**Response: Substantial pedestrian plaza has been proposed as a gateway feature to Cypress Creek. Additionally, the owner of the office park received approval from the City to install a new monument sign in the median along 7<sup>th</sup> Ave.**

g. Increase transparency and variation of opening size throughout facades.

**Response: Fenestrations have been further articulated throughout facades.**

h. Consider more elegant materials for balconies such as glass panels or other high quality material. i. Consider alternative materials for landscaped green screening to reduce maintenance issues.

**Response: Noted.**

j. Confirm constructability of curved balconies to uphold quality of design and ensure these will not be reconsidered during construction valuation process.

**Response: Curved balconies are an integral part of the design. Constructability has been confirmed**

15) Provide the following agreements prior to building permit:

a. Unified control document recorded in the public records of Broward County for areas proposed for common and public ownership.

**Response: Applicant will provide prior to building permit.**

b. Restrictive covenants, required easements, dedication of public open space recorded in the public records of Broward County

**Response: Restrictive covenants regarding uses will be recorded prior to recertification. All other easements required (utility, public access easement, etc) will be provided prior to C.O. as is customary with other projects in the City.**

c. Development agreement which includes maintenance requirements with bond assurances other documents related to the approval and implementation of the PDD. This includes but not limited to contracts, covenants, deed restrictions and sureties and bonds acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense.

**Response: Acknowledged. Applicant will provide prior to City Commission consideration.**

d. Deed restrictions recorded in the public records of Broward County for 15% of the units to be set aside as affordable.

**Response: The Declaration Regarding the affordable housing set-aside will be recorded prior to recertification of the City's land use plan by the Broward County Planning Council.**

16) Provide clear image/details of garage screening of openings, light fixture shields and cross-sections. Ensure screening adequately blocks out light and noise pollution.

**Response: Details for garage screening elements have been provided See elevations A-3.01 through A-3.06. Pre fab garage system will incorporate continuous crash walls; therefore, shielding automobile lights and noise pollution.**



17) Provide spot elevations including height of the parapet wall, roof, and mechanical equipment to verify adequate screening. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures

**Response: Please see Sheet A-2.07 and sheet A-2.08.**

18) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:

a. Location and orientation of all proposed signage;

**Response: Proposed façade signage as generally depicted on aerials/renderings included in resubmission.**

b. Include signage package for the publicly accessible promenade and dog park;

**Response: Projects overall code compliant signage package (access, directional, life safety) presently under design and subject to separate permit application approval.**

c. Dimensions of each proposed sign (height, width, depth, etc.);

**Response: Projects major thoroughfare fronting façade signage will have approximate dimensions of 5' in height, projects lower level signage will have approximate dimensions of 3' in height. Width and depth are under design and subject to separate permit application approval.**

d. Proposed sign copy; and,

**Response: Projects overall signage package copy presently under design and subject to separate permit application approval**

e. Proposed colors and materials

**Response: Projects overall code compliant signage package presently under design and subject to separate permit application approval**

f. Please note any proposed signs will require a separate permit application.

**Response: Noted**

19) Provide School Capacity Availability Determination (SCAD) letter for the proposed mixed-use site plan and rezoning application prior to submitting an application for placement on a Planning and Zoning Board agenda. The SCAD on file is for the future land use amendment., 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.

**Response: SCAD for the rezoning/site plan has been included with the re-submittal.**

20) Provide a 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.

**Response: Construction staging plan has been added to plan set.**



21) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>

**Response: A total of \$677,175 are due in park impact fees. See below for breakdown.**

Dwelling Unit Size	Qty	Price	Total
Less than 500 sq ft	025	x \$1650	\$41250.00
501 to 1000 sq ft	164	x \$1875	\$307500.00
1001 to 1500 sq ft	151	x \$2175	\$328425.00
1501 to 2000 sq ft	0	x \$2375	\$0.00
2001 to 2500 sq ft	0	x \$2525	\$0.00
2501 to 3000 sq ft	0	x \$2625	\$0.00
3001 to 3500 sq ft	0	x \$2725	\$0.00
3501 to 4000 sq ft	0	x \$2825	\$0.00
More than 4000 sq ft	0	x \$2900	\$0.00
Hotel/Motel Rooms	0	x \$1250	\$0.00

22) 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.

**Response: Proposed project will be in compliance with National Green Building Standards (NGBS) standards certifications.**

**GENERAL COMMENTS**

The following comments are for informational purposes.

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

23) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.

**Response: Acknowledged.**

24) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.

**Response: Acknowledged.**

25) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (Ph: 954-828-5536), to obtain his signature on the final DRC plans.

**Response: Acknowledged.**

26) Provide a written response to all Development Review Committee comments.

**Response: Applicant is providing these written responses to each comment.**

**END**