



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
CITY COMMISSION (CC) - GENERAL APPLICATION

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

CITY COMMISSION (CC)
General Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet, Required Documentation & Mail Notice Requirements
- Page 2:** Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

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

<input type="checkbox"/>	Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/>	Site Plan Level IV	\$ 950.00
<input checked="" type="checkbox"/>	Site Plan Level II in DRAC/SRAC-SA	\$ 1,920.00
	<small>(Downtown Regional Activity Center / South Regional Activity Center-South Andrews)</small>	
<input type="checkbox"/>	Plat / Plat Note Amendment	\$ 540.00 <small>(includes \$90 Final-DRC Fee)</small>
<input type="checkbox"/>	Easement Vacation	\$ 560.00 <small>(includes \$90 Final-DRC Fee)</small>
<input type="checkbox"/>	ROW Vacation	\$ 830.00 <small>(includes \$100 Final-DRC Fee)</small>
<input type="checkbox"/>	Rezoning	\$ 910.00 <small>(includes \$110 Final-DRC Fee)</small>
	<small>(In addition to above site plan fee)</small>	
<input type="checkbox"/>	Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/>	Site Plan Deferral	\$ 490.00
<input type="checkbox"/>	City Commission Request for Review	\$ 800.00
<input type="checkbox"/>	City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.



Part I: City Commission Submittal Requirements

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

NOTE: To be filled out by Department

Case Number	R17018
Date of complete submittal	5/25/17

NOTE: To be filled out by Applicant

Property Owner's Name	THIRD STREET DEVELOPMENT
Applicant / Agent's Name	STEVEN WHERRY / GREENSPOON MARDER
Development / Project Name	FATCITY
Development / Project Address	Existing: New: 300 N. ANDREWS AVENUE
Current Land Use Designation	D RAC - DOWNTOWN REGIONAL ACTIVITY CENTER
Proposed Land Use Designation	SAME
Current Zoning Designation	RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER
Proposed Zoning Designation	SAME
Specific Request	Downtown unit allocation 612 residential units

The following number of Plans:

- One (1) original signed-off set, signed and sealed at 24" x 36"
- Two (2) copy sets at 11" x 17"
- One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - Cover page
 - Survey
 - Site plan with data table
 - Ground floor plan
 - Parking garage plan
 - Typical floor plan for multi-level structure
 - Roof plan
 - Building elevations
 - Landscape plan
 - Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number: DRT 17004 **Zoning District:** RAC-CC
Project Name: FAT City **Character Area:** Near Downtown
Project Address: 300 N. Andrews Avenue **Date of Review:** 3.6.17

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.	✓			
S2	Utilize Traffic Calming rather than blocking streets.	✓			
S3	Maximize on-street parking except on major arterials.		✓		
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). Consult with Transportation & Mobility Department (TAM).				✓
S5	Maximize street trees on all Downtown Streets. Shade trees should be spaced 30' o.c.		✓		
S6	Encourage location of primary row of street trees between sidewalk and street. Align trees between curb and sidewalk.		✓		
S7	Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. Provide dimensions.		✓		
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. Provide dimensions.				✓
S9	Encourage shade trees along streets, palm trees to mark intersections. Palms at street corners only, OR in addition to shade trees 30' o.c.		✓		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			✓	
S11	Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. Provide dimensions.				✓
S12	Discourage curb cuts on "primary" streets.	✓			
S13	Encourage reduced lane widths on all streets. Follow Local Street Section on 3rd & 4th Street and Andrews Avenue section on Andrews Avenue.		✓		
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph). Follow Local Street Section on 3rd & 4th Street and Andrews Avenue section on Andrews Avenue.		✓		
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions. Indicate that building meets build-to lines of street sections. Dimension distance to centerline of street,				✓

S16	Bury all power lines in the Downtown Area. <i>Provide documentation from utility companies.</i>				✓
PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage). <i>Indicate that building meets build-to lines of street sections. Dimension distance to centerline of street,</i>				✓
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	✓			
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	✓			
B4	Framing the street: encourage maximum building 'streetwall' length of 300ft.		✓		
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics). <i>Meets intent for east tower. Does not meet intent for residential towers. Program should be reduced.</i>	✓	✓		
B6	Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.	✓			
B7	Where towers are located on streets < or = 60ft, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.		✓		
B8	Surface parking: discourage frontage and access along 'primary' street.			✓	
B9	Parking garages: encourage access from secondary streets and alleys.	✓			
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.	✓			
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.		✓		
B10	Encourage main pedestrian entrance to face street.	✓			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	✓			
B12	Encourage pedestrian shading devices of various types. <i>Provide section details. Devices should provide continuous shade, Dimension depth of shading devices. Indicate shading devices in eye level perspectives for each of the three elevations. See example image at end of this document.</i>				✓
B13	Encourage balconies and bay windows to animate residential building facades.	✓			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).			✓	

B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.	✓			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			✓	
B17	Discourage development above right-of-way (air rights).			✓	
B18	Mitigate light pollution. Provide photometrics plan with values extended to all property lines.				✓
B19	Mitigate noise pollution. Discuss noise mitigation program.				✓
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).	✓			
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.	✓			
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.			✓	
B23	Avoid drive thrus in the wrong places.			✓	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). As rooftops will be plainly visible from nearby high-rises, provide green roofs as recreation and open space amenity for residents, as well as some sort of covering over roof-top parking spaces such as solar panels or, at a minimum, planted trellises.		✓		
QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.	✓			
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			✓	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. Provide larger-scale elevation details of all storefront types, indicate materials and provide photographic examples.				✓
Q4	Respect for Historic Buildings.			✓	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. Provide greater detail of garage screening. Provide large scale detail elevations of all screening materials. Perforated metal panels appear to include lighting element, provide illustrations. Indicate location of "typical balcony detail."				✓

Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings. Expand submitted general narrative to discuss project's response to natural environment, including consideration for green infrastructure and green energy, and project's sustainability program.				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	√			
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	√			
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	√			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	√			
SF3	Encourage durable materials for ground floor retail and cultural uses. Provide larger-scale elevation details of all storefront types, indicate materials and provide photographic examples.				√
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	√			
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	√			
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth). Provide section details. Devices should provide continuous shade, Dimension depth of shading devices. Indicate shading devices in eye level perspectives for each of the three elevations. See example image at end of this document.				√
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			√	
SF8	Encourage well-designed night lighting solutions.	√			

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

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2 Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.) See DRC comments.		✓		
T3 Encourage pedestrian connections to transit stops and bike parking. Consult with TAM.				✓
T4 Encourage bike connections to transit stops and bike parking. Consult with TAM.				✓
T5 Parking consistent with TOD Principles. Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles.	✓			
T6 Incorporate Transportation Demand Management (TDM). Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking. Identify internal car service drop off/pick-up location. Consider installation of a B-cycle bike share station as well as car share.				✓
T7 Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.)			✓	
T8 Encourage green buildings, green site design and green infrastructure. Expand submitted general narrative to discuss project's response to natural environment, including consideration for green infrastructure and green energy, and project's sustainability program.				✓
T9 Create attractive, active and safe multimodal systems.			✓	
COMMENTS				
1 Tower designs shown at preliminary meetings included significant trapezoidal architectural elements that provided for a unique and distinct design. Consider re-incorporating these elements.				
2 Transpose location west tower with location of west pool area to reduce mass of project by creating more space between west and center towers, and to allow more sunlight on pool area.				
3 Consider more even distribution of artistic screening, wrap screening around Andrews Avenue façade, which is the primary façade.				



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: March 28, 2017

Applicant: 16 NE 4th, LLC.

Project Name: FAT City

Case Number: R17018

Request: Site Plan Level II Review: 626 Residential Units,
183,011 Square Feet Office and 88,192 Square
Feet Retail in Downtown

Location: 300 N Andrews Avenue

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

Land Use: Downtown Regional Activity Center

Case Planner: Jim Hetzel

Case Number: R17018

CASE COMMENTS:

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 200 feet in height. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
2. A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
3. Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.



Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. NONE- Signature NOT required.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R17018

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

- a. 14' Right-of-Way and/or permanent Right-of-Way easement dedication along east side of N Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show linework in the plans and on easement exhibit.
- b. 5' permanent Right-of-Way easement dedication along north side of NE 3rd Street, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit.
- c. Permanent Sidewalk Easement dedication as appropriate along east side of N Andrews Avenue to accommodate portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way (coordinate with BCHCED); show linework in the plans and on easement exhibit.
- d. Permanent Sidewalk Easement dedication as appropriate along south side of NE 4th Street to accommodate portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way; show linework in the plans and on easement exhibit.
- e. Permanent Sidewalk Easement dedication as appropriate along north side of NE 3rd Street to accommodate portion of 7' (min.) pedestrian clear path located beyond public Right-of-Way; show linework in the plans and on easement exhibit.

CASE COMMENTS:

A. Prior to Final DRC Engineering review and sign-off, please provide updated plans and written response to the following comments in Section A:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Daniel Lizarazo at 954-828-6982 or dlizarazo@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHCED) and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

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

- a. N Andrews Avenue – Broward County Highway Construction & Engineering Division (BCHCED).
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.

4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov.
5. Discuss status and provide background of any existing easements that may exist on Record Land Survey for the proposed development.
6. Provide site demolition and phasing plans for existing building structures and paved areas, including limits of any existing underground City utility infrastructure to be removed or relocated.
7. More prominently show on all plan sheets existing Right-of-Way boundaries adjacent to the proposed development along NE 3rd Street, N Andrews Avenue, and NE 4th Street; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement boundaries as applicable for this project.
8. Sheets A-2.1 thru A-2.6 (Building Elevations): Show and label existing Right-of-Way, proposed Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NE 3rd Street, N Andrews Avenue, and NE 4th Street, if any overhang is proposed.
9. 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 (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
10. Delete all proposed on-street parallel parking spaces adjacent to the proposed development along NE 3rd Street, N Andrews Avenue, and NE 4th Street that encroach into the 25' corner sight triangles (measured from property lines extended).
11. Sheets A-2.1 thru A-2.6 (Building Elevations): Identify what appears to be proposed building overhangs (and other landscape and/or hardscape-related structures) shown to encroach within the adjacent public Right-of-Way. Please be advised that any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional Right-of-Way (i.e. FDOT, BCHCED, etc.) shall be coordinated with those agencies.
12. Please be advised that proposed building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system; concrete apron shall also be placed entirely on private property.
13. Proposed building doors shall not open into adjacent sidewalk or drive aisle areas; provide sidewalk between proposed building (i.e. east side) and adjacent drive aisle to enhance pedestrian safety.
14. Dimension typical roadway travel lane widths (and on-street parallel parking lane lengths / widths, as appropriate if recommended by Transportation & Mobility) on the Site Plan for the proposed development side of NE 3rd Street, N Andrews Avenue, and NE 4th Street.

15. Per City Downtown Master Plan guidelines, provide 22' length and 8' width on-street parallel parking stalls along the development side of N Andrews Avenue (also coordinate with BCHCED), NE 4th Street (maintain 10' width eastbound travel lane), and NE 3rd Street (maintain 10' width westbound travel lane); end parking stalls can typically be shortened to 18' length, with 5' curb taper length.
16. Vehicular Drop-Off Areas, Loading Zones, etc. shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; replace with on-street parallel parking stalls if recommended by Transportation & Mobility. Coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions as appropriate.
17. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of NE 3rd Street, N Andrews Avenue, and NE 4th Street, to be located within BCHCED or City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate; coordinate required sidewalk widths with Transportation & Mobility.
18. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed improvement will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Per ULDR Section 47-25.2.B, adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface, whichever is greater.
19. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Urban Flared Turnout' standard detail for all proposed NE 3rd Street and NE 4th Street driveway access points (i.e. Parking Garage, Loading Zone, etc.). Please be advised that portion of proposed driveway flare that extends beyond property boundary frontage (i.e. along NE 3rd Street and NE 4th Street) shall be included in the Maintenance Agreement Area Exhibit.
20. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking, as measured from the City's Right-of-Way boundary; coordinate with parking garage gate access if appropriate. Show and label on the Site Plan; inbound vehicle stacking requirements for this project appear to be 5 vehicles to serve the 1322 proposed parking spaces. Vehicle stacking requirements within other jurisdictional Right-of-Way (i.e. FDOT, BCHCED, etc.) shall be coordinated with those agencies.
21. Review potential to provide narrower 20' driveways at two-way ingress / egress points to minimize pedestrian / vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. If wider driveways are required for functionality of proposed development (especially semi-trailer access to Loading Dock Area), provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing site from NE 3rd Street and NE 4th Street. Please be advised that turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
22. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for NE 3rd Street, N Andrews Avenue, and NE 4th Street. For all levels in the parking garage: show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width and depth (please

refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), as well as sloping floor and ramp grades. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5%, adjacent to 90 degree angle parking stalls, and ramp grades shall have 12% maximum slope where not adjacent to parking stalls. Label vertical clearance for Loading Zone area, and verify if sufficient for design vehicle (14' preferred for trucks).

23. Verify and discuss ADA accessibility design for sidewalk improvements along NE 3rd Street, N Andrews Avenue, and NE 4th Street, especially ground floor access to the new 'FAT City' building (along the entire perimeter), as well as crossing proposed driveways, and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
24. Dimension and label on Site Plan the type of proposed loading zone required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security / gating, number of employees, etc.
25. Provide and label typical roadway cross-sections for the proposed development side of NE 3rd Street, N Andrews Avenue, and NE 4th Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
26. Clarify design intent of site grading in vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances.
27. Coordinate with Stephanie McCutcheon at 954-828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
28. Provide drainage pipes to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
29. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
30. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA). Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.
31. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

32. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and marking plan, including the radii all landscaping and pavement areas.
33. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).
34. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public Right-of-Ways of FDOT, BCHCED, and the City. Provide authorization as appropriate from FDOT, BCHCED, and the City for the existing and proposed connections between the on-site drainage system and public Right-of-Way.
35. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
36. Show all existing and proposed utilities on the landscaping plans for potential conflict.
37. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
38. Provide dedicated fire service connection (i.e. not combined with domestic water service connection), as applicable per the National Fire Protection Association (NFPA) guidelines, for the proposed development. Buildings with fire pumps must have an adequate and reliable capacity and shall be of single supply as per AHJ per NFPA 24 2.3. Per NFPA 13 23.1.3.2 (2007 ed.), when a single supply serves a main less than 6 in., then it may serve both domestic and fire systems. If fire main required is larger than 6 in. must be single use and dedicated to fire service.
39. Please be advised that any Drainage Well, Reduced Pressure Backflow Prevention Device, etc. assemblies shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions if applicable. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger

water meter and/or the first private sanitary sewer manhole located within the proposed development (to allow for perpetual City Maintenance access).

40. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
41. Please be advised that any road cuts for utilities or curb cuts within in the City Right-of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
42. Verify with Broward County Highway Construction & Engineering Division (BCHCED), their requirements for milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within County Right-of-Way jurisdiction; show and label in plans as appropriate.
43. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
44. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Right-of-Way / Easement Dedication / Vacation Exhibit.
 - b. Maintenance Agreement Area Exhibit.
 - c. Revocable License Area Exhibit.
45. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated. Especially coordinate undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.
46. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

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

47. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
48. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHCED, and City Right-of-Ways are subject to coordination with and issuance of a permit from the said entities (for

proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHCED, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public Right-of-Way (and/or permanent easement) will be maintained by the Applicant throughout the life of the improvements.

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

49. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
50. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
51. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
52. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
53. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery.
 - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks.
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
 - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles.
 - 5) Show location and type of construction crane(s), including span radius.
 - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes.
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29.
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.

- 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more.
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase.
 - 11) Show location of parking for inspectors and construction personnel. Include all off-site parking – location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle.
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street.
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City.
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours.
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic.
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes.
 - 18) Indicate schedule for street sweeping of periphery of construction site.
 - 19) Indicate if dewatering is proposed.
54. Obtain a dewatering permit from the Broward County Environmental Protection Department (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
 55. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
 56. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
 57. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-of-Way.

58. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's Right-of-Way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
59. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.

Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location must be with-in 100 feet of FDC.
3. Need fire separation between residential and business occupancies.
4. Stairwell on first floor lobby must comply with FBC 1027.1 and exceptions.
5. Occupant load on pool decks may require additional stairs.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.
2. Separation of occupancy types.
3. Building will require two water supplies for fire use.

Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and its distance from the City's radio sites, it is anticipated that this structure will require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduit be installed to support a BDA system. Conduit locations will need to be determined by a qualified BDA designer/installer with local knowledge. A qualified BDA designer/installer with local knowledge will need to take signal strength measurements within all areas of the structure after the shell, interior structures and windows are complete. A computer generated "heat map" showing the measured signal strengths within all areas of the proposed structure shall be required. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project. The BDA contractor shall provide signal strength calculations and computer generated heat maps showing measured signal strengths found within the completed building to the City's Assistant Telecommunications Manager.
4. Please review Chapter 1, Section 118 of the Broward County Building Code.
5. The City is requesting exclusive space on the rooftop for the installation of communications antennas and microwave dish antennas. A 20ft by 20ft room with a ten (10) foot high ceiling within the building will be required to house the radio equipment. This room needs to be within 100 feet of the rooftop antenna location with direct access for multiple large diameter coaxial cables. This room shall have controlled access and independent air conditioning with no less than 300 amps of separately metered power. An antenna mounting structure suitable for no less than eight (8) vertical whip style antennas and two ten foot diameter microwave dishes directed towards the Police Department tower and towards the beach. Antenna mounting positions shall be no closer than five feet from each other with the microwave antenna located a minimum of 20 feet from the other antenna locations. If necessary, this area may be screened from view using Radio Frequency (RF) transparent material with less than 0.5 dB attenuation in the 150 MHz through 11 GHz frequency bands.
6. Additional guidance may be obtained from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager by contacting him via e-mail or telephone at the numbers listed above. All heat map documentation shall accurately depict interior partitions, support columns and other internal structures that can impact radio wave propagation.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

Please consider the following prior to submittal for Building Permit:

- 1.

Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. For trees proposed for relocation, it is recommended to begin root pruning immediately to help ensure a successful relocation effort.
2. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Please visit MuniCode to view the updated Landscape & Tree Preservation ordinance including native, pervious, and turf required percentages
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
3. Label the proposed perennial, annual and ground cover species.
4. Required trees must be a minimum of 10' tall overall height at time of planting.
5. Note that the plant material proposed on the amenity decks do not count toward landscape requirements.
6. 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.
7. Within the RAC districts, newly planted street trees shall be limited to the species provided in the table ULDR 47-21.14.A.1.a. Confirm that this has been met. Likewise, confirm that street trees are a minimum of 12 feet tall with a minimum of 8' clear trunk, and are provided at a ratio of 1 street tree per 30 feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
8. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palm species, with a minimum of 8' ct, at the corner of the street intersection in addition to the canopy street trees.
9. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

11. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
12. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10.
13. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Please note that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. The City is currently completing the final steps which will make 5,000 additional units available in the Downtown RAC. Staff will advise the applicant on the status of these units during the DRC approval process.
4. As this application requests dwelling units in the Downtown RAC, the proposed project requires review and approval by the City Commission. A separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5019).
5. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
6. This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
7. During preliminary meetings with staff, the applicant presented elevations that contained an exterior metal feature the full length of the building elevations. The submitted DRC plans do not contain this element. Staff recommends adding this design element back into the design. Staff can discuss further at the DRC meeting.
8. As a project adjacent to the City's future mobility hub, the elevations facing the west should contain exceptional architectural treatments with enhanced pedestrian connectivity, expression, and design. The north and south elevations contain the type of elements that should be on the west elevation.

9. Provide detail drawings and cross sections that demonstrate compliance with the design requirements outlined in the Downtown Master Plan, which should include the following; street cross sections, building stepback, building frontage, etc.
10. Provide a breakdown on parking calculations by use. The project is proposing an extensive amount of parking given the proximity to Wave station and City's future mobility hub. Staff recommends the applicant re-examine the amount of parking being provided for the project.
11. Staff recommends the parking garage be designed in a manner that can be re-purposed for another use if parking demands decrease in the future.
12. Provide the following changes on site plan and tower design:
 - a. Depict all features on the site plan such as landscaped areas, water features, etc.;
 - b. Relocate the bike storage adjacent to residential lobby access and provide transparency for the bike storage area as a mean to promote bike usage. Applicant should evaluate increasing the bike storage area based on demand;
 - c. Provide for bike rack locations in secure, safe locations throughout the project site; and
 - d. Shift the west tower toward the north to provide greater tower separation and to allow the rooftop amenity area greater sun exposure;
 - e. Increase the visual interest of the tower tops, providing skyline drama, and better expression of overall project design; and
 - f. Provide creative, innovative building illumination especially for the top of the tower.
13. Provide the following changes on elevations:
 - a. Provide linear units on the north façade that face the adjacent residential project currently under construction;
 - b. Improve the visual interest of the west façade similar to the treatments proposed on the north and south elevations;
 - c. West façade canopy should be lowered to provide greater protection for pedestrians on Andrews Avenue; and
 - d. Increase both horizontal and vertical articulation of the buildings;
14. Provide roof plan for the location of all mechanical equipment. This plan shall include spot elevations of demonstrating adequate screening of mechanical equipment.
15. As a project in the Downtown Regional Activity Center (RAC), indicate how the project will assist the City in addressing affordable housing requirements for the Downtown RAC land use.
16. Coordinate with the representative for Transportation and Mobility ("TAM") Department regarding plans for the mobility hub and Wave streetcar.
17. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>.
18. 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 ("DRC"):

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

Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. Residential and retail unit's entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Residential and retail units should be pre-wired for an alarm system.
4. The parking garage should be access controlled to prevent access to non-residents or unauthorized vehicles.
5. All ground level stair doors should be egress only or access controlled.
6. All mechanical, electrical and maintenance rooms should be access controlled.
7. Elevators at the ground floor should be access controlled.
8. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant amenities areas; (Pool, Fitness room, etc...) (Unless their duties require it)
9. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on site. The system should cover all entry exit points, parking garage, common areas, bicycle storage, loading dock, mail room, storage areas and any sensitive area of the site.
10. Light reflective paint should be used in the parking garage to increase visibility and safety.
11. Emergency communication devices should be available at the pool areas, common areas and the parking garage.
12. There should be child proof safety features to prevent unsupervised children access to the pool.
13. All storage areas should be access controlled.

GENERAL COMMENTS

The following comments are for informational purposes.

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

Case Number: R17018

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on plan to show it will fit in trash room.
15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortluaderdale.gov. Letter should include an analysis of the expected

amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

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

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please indicate in solid waste plan method in which trash is transported to the trash room.



Case Number: R17018

CASE COMMENTS:

1. Please take into consideration that the review of the traffic study will take 4-6 weeks.
2. Please show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
3. Please coordinate with Transportation and Mobility in order to incorporate the current Wave Streetcar plans designs into the project plans to ensure consistency. The site plan should reflect the improvements from the Wave Streetcar project, including but not limited to, roadway configuration, sidewalk configuration, landscaping, pole placement, etc.
4. Please coordinate with Transportation and Mobility and Landscaping regarding proposed trees on NE 4 Street due to potential conflicts with the Wave Streetcar.
5. Ensure all loading can be accommodated on-site. Please remove the loading zones indicated within the ROW on NE 3 Street and NE 4 Street on the site plan. Loading is not permitted within the City's ROW.
6. Please indicate where ride sharing drop-off/pick-up location will be.
7. The City reserves the right to meter on-street parking spaces at any time.
8. Please remove the proposed on-street parking on NE 4 Street due to conflicts with the Wave Streetcar project.
9. Please be advised that the Transportation and Mobility Department will not approve the proposed project logistics plans. TAM will not approve long-term lane closures on NE 3 Street or NE 4 Street. Please revise these sheets of the plan set.
10. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
11. Please consider installing electric car charging stations in the garage and mark on the site plan and include total count in the site plan data sheet.
12. Please consider implementing a car sharing program in the garage.
13. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
14. Please coordinate on providing on-site bicycle sharing opportunities.
15. Please indicate if valet parking will be provided. If proposed, please show staging and stacking areas on the site plan.



16. 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.
17. Additional comments may be provided upon further review.
18. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.