



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 10, 2021

**PROPERTY OWNER:** Sunrise FTL Ventures, LLLP.

**APPLICANT/AGENT:** Nectaria Chakas, Lochrie and Chakas, P.A.

**PROJECT NAME:** 2851/2901 NE 9th Court

**CASE NUMBER:** UDP-S21031

**REQUEST:** Site Plan Level IV Review: 55-Multifamily Residential Units and 100-Room Hotel Development with Associated Parking Reduction Request in Central Beach Regional Activity Center

**LOCATION:** 2828-2908 E. Sunrise Boulevard

**ZONING:** Sunrise Lane Area (SLA)

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Karlanne Grant

Case Number: UDP-S21031

**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 FBC 406.5 or 406.6
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 FBC Table 601 and 602.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
7. Indicate code compliant sprinkler system per 2020 FBC.
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

**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?nodeld=C00R\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C00R_CH14FLMA)

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

1. On December 31<sup>st</sup>, 2021 the 7<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



Case Number: UDP-S21031

**CASE COMMENTS:**

**Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:**

1. Provide copy of Pre-application meeting memorandum with FDOT and expand on the developers plan for the existing 1.25-ft FDOT right-of-way easement.
2. A minimum of 15' wide x 10' deep permanent Utility Easement accessible from a public right-of-way is required for the two proposed 4 Inch water meters. The easement area shall remain clear of any other utilities or obstacle that would impact future access or maintenance such as the proposed landscaping planter.
3. Provide a copy of the recorded easement in Deed Book 327, Page 334.
4. Discuss status of existing parking agreement Resolution 85-5 recorded in the Broward County public records under O.R. Book 12283, Page 418 and how it may restrict the proposed development.
5. The corresponding Right of Way Vacation application (V18003) and plat application (PL18005) shall be approved by City Commission prior to Final DRC Sign-off.
6. The corresponding Easement Vacation (i.e. Case UDP-EV21005 – 8/10/2021 DRC Agenda) shall be approved by City Commission prior to Final DRC Sign-off.
7. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at  
<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
8. Please email [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov) to obtain copies of the City's utility maps and as-builts as applicable to the project location and show existing City utilities and easements (water, sewer, force main, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
9. Drainage calculation review,
  - a. Please explain how stormwater retention on building is possible.
  - b. Exfiltration trench storage shall be incorporated based on increasing H2 up to the control elevation. Also, per calculation 256lf of trench equate to a volume of 0.08 ac-ft at control elevation, yet stage-storage table uses 0.13 ac-ft.
  - c. Please, ensure trench length on plan matches provided quantities on calculation.
10. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure and whether additional infrastructure will be required within City Right-of-Way.



11. 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.
12. 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.
13. Provide disposition of existing street light poles within the adjacent NE 9<sup>th</sup> CT right of way that maybe impacted by the proposed development.
14. 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).
15. Provide typical roadway section along NE 9<sup>th</sup> Court to demonstrate how will proposed roadway improvement will transition onto existing conditions.
16. 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. Per ULDR Section 47-19.4.D.7, receptacles and bulk containers which receive garbage, liquid waste or food shall have drain and be elevated to the 100-year community flood plain elevation, connected to a grease traps or separator.
17. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
18. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the proposed loading zone.
19. Sheet A0-05: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
20. Provide detail for proposed double-stacked parking stalls, including vertical clearance requirements; discuss whether these will be operated by valet parking attendants. (note car lifts are only allowed if valet is proposed).
21. Discuss if valet parking area will be separated from general parking area with gates and depict on plans accordingly.



22. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
23. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes.
24. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
25. 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.
26. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
27. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
28. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21031

**CASE COMMENTS:**

Please provide a response to the following:

1. Mitigation does not appear to be correct for the palm trees. please recheck calculations for the Royal and Coconut palms.
2. It has been verified from city staff from site visit that there are existing palms and trees at the site that are not identified, and others incorrectly measured on the tree disposition sheet. Please have ISA Arborist provide the information to update the tree disposition sheet and mitigation calculations.
3. Adjacent to the bridge are existing Coconut palms, please investigate additional Coconut palms located east ward continuing this theme on the north side of the project. Between the bridge and sidewalk is approximately 2 feet in width, this would be unsuitable for an installation. Please look to other landscape area along the north side of the site for additional Coconut palms to be proposed.
4. Shade tree planting areas appear to be under size in width. Please show dimensions of the planting area.
5. Proposed trees for the VUA tree count don't appear to be following code requirements, please revisit Landscape for VUA shade tree, flowering tree, palm and optional tree/palm requirements.
6. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. A minimum of fifty percent (50%) of the required street trees shall be shade trees. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Show measured distance between street trees on plan.
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.
8. 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. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

9. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
10. 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.
11. 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.
12. Please propose additional street trees between the pedestrian realm of the sidewalk and travel lane along Sunrise BLVD east of the bridge.
13. The area above a subsurface structure may be credited towards the pervious area and/or landscape area requirement subject to meeting the following:
  - a. The area above the subsurface structure and the soil area is at ground surface grade of the building; and the planting area is to be of sufficient size and depth to sustain the landscape materials proposed.
  - b. The area above the subsurface structure has a drainage system meeting Engineering drainage standard.
  - c. Any elevated area above the ground surface grade of the building will not be credited towards pervious or landscape area, however, the area may count towards open space requirements.
14. The locations at the FPL vaults where Turf block is proposed, and the egress/ingress is a VUA and needs to be changed to a hard and dustless surface and is not to be included within the pervious calculation. As per code section 47-21.2.A.43. Pervious area. That non-compacted land located at ground level, open to the sky allowing passage of air and water to the subsurface and used or set aside for landscaping.
15. As per code section 47-21.2.A.25. "Landscape or landscaping. Any combination of living plants (such as grass, groundcover, shrubs, vines, hedges, palms, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials installed for functional or aesthetic reasons at ground level and open to the sky". And as code section 47-21.2.A.44. "Pervious paving materials. A porous asphaltic, concrete, or other surface having a high-void aggregate base which allows for rapid infiltration and temporary storage of rain on, or runoff delivered to paved surfaces."



- a. Decorative paving materials may be used within Landscaping if these sidewalk areas meet the requirements of the code for Pervious paving materials. If these sidewalk areas are to be utilized toward the previous area calculation, please provide a cross sectional detail that fulfill code requirements.
16. Shade trees must be located a minimum of fifteen feet away from structures. Please show the horizontal clearance between structure and trunk of tree.
17. Tree preservation requirements apply, trees that may be saved by relocation should be done. Please investigate saving trees and palms on the site by relocation.
18. Approval from jurisdiction for landscape installation in Right of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
19. Additional comments may be forthcoming prior to DRC sign off.

#### **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 different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.





**Case Number:** UDP-S21031

**CASE COMMENTS:**

Please provide a response to the following:

1. 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 viewport 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. The businesses should be equipped with a CCTV system that would capture an identifiable image of an individual on site. The system should be capable of covering entry and exit points, parking lot, future cash management areas and any other sensitive area of concern.
6. Easily identifiable emergency communication devices should be available at the pool areas, common areas, and the parking garage.
7. There should be childproof safety features to prevent unsupervised children access to the pool.
8. Ground level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
9. All elevator lobbies and / or elevators should be access controlled.
10. Each hotel room should have a safe for guest to secure valuables.
11. There should be a system to track any individual access into each hotel room. (Guest, housekeeping or service calls).
12. Valet key room and luggage storage areas should be access controlled.
13. There should be a secured valet key management system for the vehicles on site
14. Lighting and landscaping should follow the City of Ft. Lauderdale C.P.T.E.D. guidelines.

**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-S21031**

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be per the City's residential routing schedule.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service.
7. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
8. Recommend trash chute accommodate recycling.
9. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
10. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
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. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of restaurants if applicable, and indicate whether 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.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:



Case Number: UDP-S21031

**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. 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. Provide FDOT access management pre-application letter.
3. 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 the driveway.
  - a. For a development which generates less than five hundred (500) trips per day or less you may apply for a stacking requirement reduction based on a traffic impact statement prepared by licensed engineer, architect, or planner. See section 47-20.5.6.d.
4. 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.
5. 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.
6. Illustrate clear sight triangle for the intersections and driveways.
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. 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.
9. 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.
10. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:



- a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
  - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
  - c. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
11. Show how Tandem+ Stacking parking will work, tandem or stacking parking should require no more than three movements to remove any vehicle within; however, in this system too many movements are required to remove the last stored vehicle.
12. If Valet operations are to be provided, the Valet operations must not use public right of way for site circulation.
13. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
- a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or more are required to have a minimum 6 vehicular reservoir spaces.
  - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
  - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
  - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
14. Provide a diagram showing how the VRS will be stacked.
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.



Case Number: UDP-S21031

**CASE COMMENTS:**

Please provide a response to the following:

1. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner, Karlanne Grant (Email: [kgrant@fortlauderdale.gov](mailto:kgrant@fortlauderdale.gov), Phone: 954-828-6162 or) for more information.
2. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of the application to the (PZB), a notice from the applicant via letter or e-mail shall be provided to 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;
  - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the 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; and
  - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
3. The site is designated as Central Beach Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to unit and vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available units and trips will be allocated at the time of Final DRC approval, on a first come, first served basis. The City does not guarantee that any units and/or vehicular trips will be available at the time of Final DRC approval. Contact Jim Hetzel, Principal Urban Planner at [jhetzel@fortlauderdale.com](mailto:jhetzel@fortlauderdale.com) to verify the availability of units and trips as well as the proposed unit and trip allocation requested for the project.
5. 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](#).

6. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for Final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
7. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.
8. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

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

For questions, please contact Trisha Logan, Historic Preservation Planner, at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) or 954.828.7101.

9. As proposed, the site plan lacks connectivity to the public realm along Sunrise Boulevard with a design that creates a barrier from the pedestrian experience, both in physical and visual form. This is most evident for the portion of the project where the hotel is located. Projects abutting Sunrise Boulevard should be designed to respond and relate to intense pedestrian and bicycle traffic. At a minimum the hotel frontage should contain Improvements such as wider, more inviting stairways, active ground uses with transparency, additional hotel entrance directly facing Sunrise Boulevard, and plaza or seating area(s), etc. Address this matter accordingly.





10. The overall placement of the two buildings, in relation to the surrounding context, will result in the buildings being closer to the road and public realm than the other taller buildings along Sunrise Boulevard thereby not meeting ULDR, Section 47-25.3 Neighborhood Compatibility. In addition, the encroachment of the balconies into the 20-foot yard setback only exacerbates the issue. Furthermore, with building height at a single, continuous height for both towers, the overall building presence will be overbearing on the public realm experience. Staff recommends the site design be re-evaluated to better align with the compatibility of the surrounding neighborhood as required in Section 47-25.3.
11. During preliminary meeting, staff indicated that emphasis should be made on the architecture design and building materials finishes. The formal application submittal does not reflect any revisions from the elevations presented during preliminary meeting. In addition, staff identified the need to address the building tower design with variation and visually enhanced form that accommodated mechanical screening as part of the overall building volume rather than multiple vertical projections. See images below for examples.



12. There is a concurrent application to vacate an easement on the site UDP-EV21005. The easement contains a nonfunctioning city water line; however, there is a need to provide such per Engineering requirements. Based on this need, the applicant will need to identify the location of a new easement which will impact the site design. Coordinate with Engineering and Planning. In addition, there is an existing 1.25-foot FDOT right-of-way that bisects the site. Provide additional information on the vacation of this easement.
13. Provide the following changes to the Site Plan:
  - a. Provide setbacks from the property line to the face of all buildings for all yards; e.g. front, rear, etc.
  - b. Provide detail of the turning radius of the parking garage.
  - c. Indicate on plans where residential users' accessibility is accommodated for all container areas and dimensions and location for each unit. Provide programming for waste and recycling pick up.
  - d. There are existing overhead utilities along NE 9<sup>th</sup> Court that will impact the proposed landscape plan, regardless of such remaining overhead or placed underground. If remaining overhead, indicate the location of the utility poles on the site plan.
  - e. Provide a 7-foot sidewalk along NE 9<sup>th</sup> Court.
  - f. There are encroachments in the setbacks which include water features, raised planter beds, and balconies. Note these items must be requested as part of the Site Plan Level IV approval.
14. Address the following regarding parking and the proposed subterranean parking facility:
  - a. Per the survey provided, a parking agreement is recorded for the property. Clarify if the parking agreement will be dissolved or amended because of the proposed project. If the parking agreement will not be dissolved, identify the parking spaces being utilized as part of the parking agreement.



- b. The Site Data Table indicates that the total parking provided is 196 and additional accessible parking provided totaling 7. Clarify if the accessible parking spaces is included in the total parking spaces calculation.
  - c. The application has indicated a request for a parking reduction. A separate fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
  - d. Site data indicates that parking will be 100% valet. Valet operations cannot utilize the public right-of-way for circulation. The design of the site plan and drop-off area will lead to the valet operation occurring at grade and valet driving to the parking underground. Strongly consider redesigning this function to occur more underground and less at grade.
  - e. Parking spaces stall width are shown having a dimension of 8'6". Pursuant to ULDR Section 47-20.11, the standard parking space shall be a minimum of 8'8" in width.
  - f. Provide details and dimensions for the parking lifts. All mechanical parking shall be graphically indicated on the site plan and referenced within the tabular data. Details and specifications for mechanical parking shall be provided. Note that all proposed mechanical parking is subject to a valet parking agreement pursuant to Section 47-20.18.
  - g. Clarify the purpose of adding "Pervious Area" data on sheet A-200, "Basement 2 and Basement Level."
  - h. Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system.
15. The area above a subsurface structure may be credited towards the pervious area and/or landscape area requirement subject to meeting the following:
- a. The area above the subsurface structure and the soil area is at ground surface grade of the building with the depth of the soil being sufficient for the type of plants being installed; and
  - b. The area above the subsurface structure has a drainage system meeting Engineering drainage standard.
- Any elevated area above the ground surface grade of the building will not be credited towards pervious or landscape area, however, the area may count towards open space requirements.
16. The current FEMA maps are currently enforced, which is base floor elevation AE-5 with a finished floor requirement of 6.0 NAVD. The plans have the finished floor at 7.0 NAVD which is a foot higher than the FEMA requirements, therefore, the maximum height for the proposed buildings is 119.0 feet, as shown on sheet A-300, "South Elevation."
17. Provide a cross section of the roof plan for the residential and hotel buildings, including dimensions.
18. Provide additional renderings of the project from pedestrian level perspectives, night-time/dusk renderings, and ensure the renderings accurately reflect the proposed project.
19. Provide additional detail drawings of proposed building materials including product images and real life application of such. In addition, provide detailed sections in perspective view of the area between the bridge and proposed project.
20. Provide a context plan that shows relation to the surrounding neighborhood with structures outlined and uses and heights labeled and setback distance for buildings along Sunrise Boulevard. On context plan, indicate and dimension setbacks, drive isles, sidewalks, and crosswalks.



21. Provide a legend for Sheet A-204, "1200 Level."
22. Sheet A-203 indicates that the penthouse level of the hotel building will have units not suites. Clarify this matter as well as the size of such as it is not reflective of hotel suites.
23. Extend values on photometric plans to all property lines. Show values pursuant to the ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.
24. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
  - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
  - c. Provide product material including images or pictures of actual application of such.
25. Consider placement of public art on the development site. See City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
26. 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.

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.

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

### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

27. 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>

28. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
29. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Karlanne Grant (Email: [kgrant@fortlauderdale.gov](mailto:kgrant@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
30. Additional comments may be forthcoming at the DRC meeting.



# Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Friday, July 30, 2021

Trisha Logan,  
Planner III, HPB Liaison  
City of Ft. Lauderdale Urban Design & Planning Division  
700 NW 19<sup>th</sup> Ave  
Ft. Lauderdale, FL 33311  
t. 954.828.7101  
e. [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)

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

Trisha Logan,

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

### Parcel & Background

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

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

### Recommendation

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

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



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

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

Regards, 

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

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

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



BCPA (Broward County Property Appraiser)

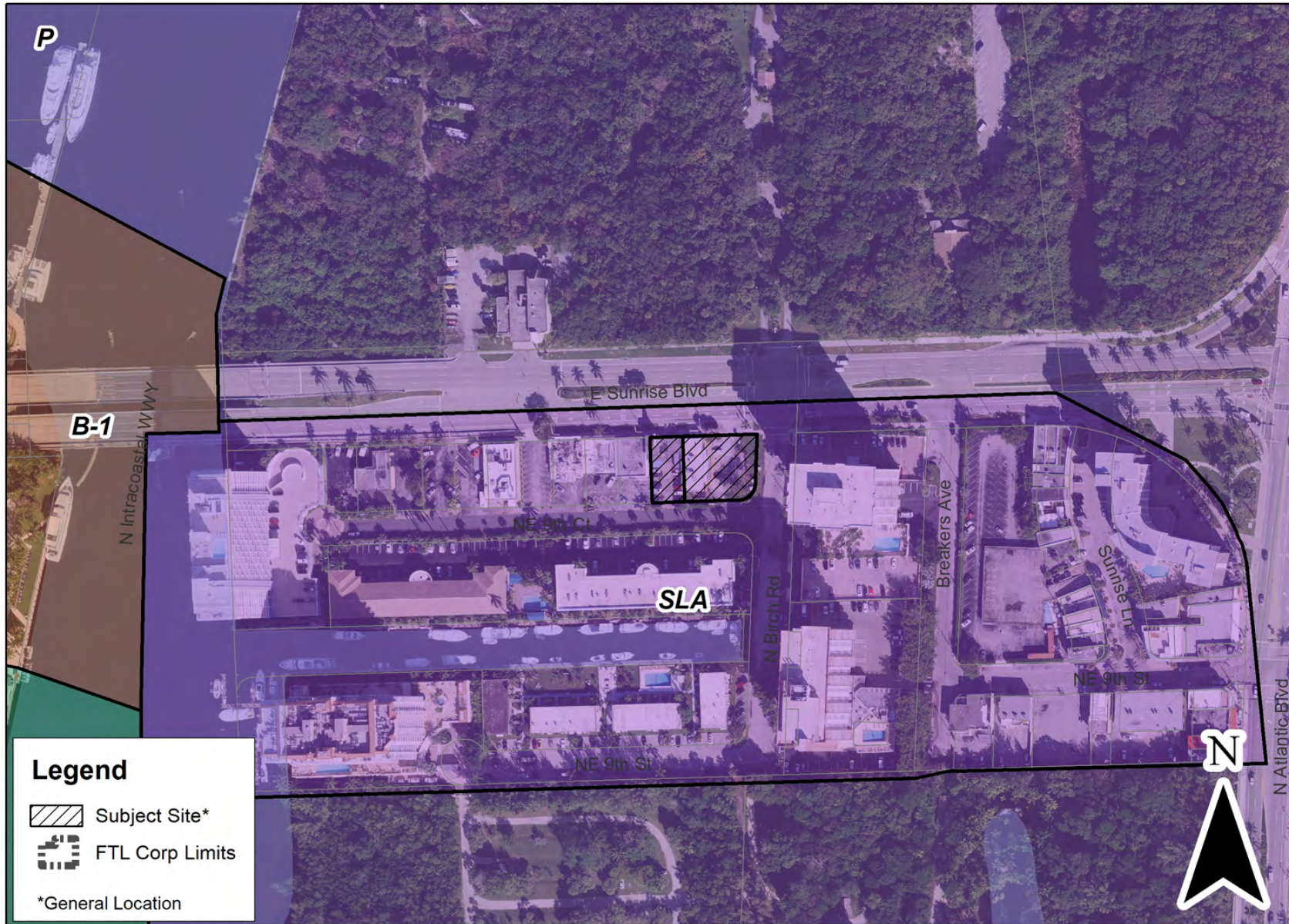
2021 <https://bcpa.net>

CAHR (Coastal Archaeology & History Research, Inc)

2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the Broward County Development Management Division. On File CAHR, Inc. California, MD.

FMSF (Florida Master Site File)

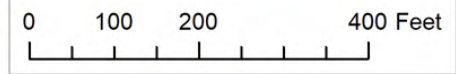
2021 FMSFWeb



# UDP-S21031

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 Development Review Committee

August 10, 2021



Graphic Scale 22 of 22