

ARTSPARK LOFTS - ADMINISTRATIVE REVIEW COMMENT RESPONSES

09.02.2025

City of Fort Lauderdale

Attn: Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Phone: 954-828-6520

RE: ArtsPark Lofts – FSMY #22017
407 North Andrews Avenue
Fort Lauderdale, Florida

CASE NO.: UDP-A25032

To whom it may concern,

Please find below the administrative review comments and our written responses for the referenced project.

ENGINEERING REVIEW

Taylor Phillips
tphillips@fortlauderdale.gov
954-828-5868

CASE COMMENTS:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

RESPONSE: The required documentation was submitted to the City and approval has been received.

a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

RESPONSE: The required documentation was submitted to the City and the Water-Sewer Availability letter has been received. It has been included in this submission for reference.

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

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

LANDSCAPE REVIEW

Karl Lauridsen
klauridsen@fortlauderdale.gov
954-828-6071

CASE COMMENTS:

1. No comment.

TRAFFIC ENGINEERING REVIEW

Benjamin Restrepo P.E.
brestrepo@fortlauderdale.gov
954-828-4696

CASE COMMENTS:

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

RESPONSE: A formal, signed and sealed traffic impact statement has been prepared and provided as part of this submission. The trip generation comparison analysis indicates that the minor changes in trip generation characteristics warrant no further analyses.

2. Additional comments may be provided upon further review.

RESPONSE: Acknowledged.

TELECOMMUNICATIONS REVIEW

Dumy Moncion
Dmoncion@fortlauderdale.gov
954-828-6368

CASE COMMENTS:

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.

RESPONSE: Acknowledged. We will comply.

2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the 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 the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.

RESPONSE: Ownership plans to install conduits to support a BDA system and will work with a BDA designer/installer to provide the system itself.

3. Please review Chapter 1, Section 118 of the Broward County Building Code.

RESPONSE: We have reviewed this chapter and will comply.

4. Additional guidance may be obtained from BDA@fortlauderdale.gov.

RESPONSE: Acknowledged.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

Please consider the following prior to submittal for Building Permit:

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

URBAN DESIGN & PLANNING REVIEW

Yvonne Redding
yredding@fortlauderdale.gov
954-828-6495

CASE COMMENTS:

1. Revise narrative with history of previous amendment and the addition of this one-floor request.

RESPONSE: The revised narrative is included in this resubmission.

2. In the narrative clarify parking with a revised unit count, by providing the parking requirements for the entire project, referencing existing and required for the west and east towers.

RESPONSE: N/A, the project only includes a single tower.

3. Be aware currently there are no flex units available for this request. Provide the attached waiver or discuss appropriate deferred State Statute date with staff.

RESPONSE: Acknowledged.

Should you require any further information or clarification please do not hesitate to contact our office.

Thank you very much,



Josh Bailey NCARB, RA, LEED GA
Partner/Director of Operations

Accepted (signature)

Printed Name / Company

Date