



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 23, 2022

**PROPERTY OWNER /  
APPLICANT:** The Benjamin Companies

**AGENT:** Josh Bailey, FSMY Architect & Planners

**PROJECT NAME:** The Benjamin

**CASE NUMBER:** UDP-S22035

**REQUEST:** Site Plan Level II Review: 542 Multifamily Residential Units and 13,764 Square-Feet of Commercial Use in the Downtown Regional Activity Center

**LOCATION:** 777 SE 3rd Avenue

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

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Karlanne Devonish



Case Number: UDP-S22035

**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 section 406.5 or 406.6 of the 2020 FBC.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
6. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
7. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
8. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
9. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
10. Show that the separation between the exit access stairways meet the requirements of section 1007 of the 2020 FBC.
11. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
12. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

**GENERAL COMMENTS**

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

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

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



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**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Prior to Final Survey approval a 5' permanent Right-of-Way Easement will be required along the east side of SE 2nd Avenue, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I.
- b. Prior to Final Survey approval a 5' permanent Right-of-Way Easement will be required along the north side of SE 8th Street, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I.
- c. Prior to Final Survey approval a 5' permanent Right-of-Way Easement will be required along the south side of SE 7th Street, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I.
- d. Provide permanent Sidewalk Easement as appropriate along south side of SE 2nd Ave to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- e. Provide permanent Sidewalk Easement as appropriate along north side of SE 8th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- f. Provide permanent Sidewalk Easement as appropriate along south side of SE 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- g. Provide permanent Sidewalk Easement as appropriate along west side of SE 3rd Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- h. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

**Prior to Planning and Final DRC sign-off, please provide updated plans and written response to the following review 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.
  - 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 at <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>



2. Provide a current signed and sealed boundary and topographic 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. Please provide a plan depicting all Right-of-Way Easements, dedications, Sidewalk Easements and Maintenance areas.
4. 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.
5. Proposed 10FT Right-of-Way easement along SE 3<sup>rd</sup> Avenue on sheet C-2 is not accurately labeled. SE 3<sup>rd</sup> Avenue currently meets the Broward County Trafficways Plan. Please provide a sidewalk easement to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
6. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
7. Proposed required on-site improvements (building, foundation) shall not be constructed within 25FT sight triangles at the intersection of SE 2<sup>nd</sup> Ave and SE 7<sup>th</sup> street as well as the intersection of SE 2<sup>nd</sup> Ave and SE 8<sup>th</sup> Street. Sight triangle shall be measured from the point of intersection of the dedicated easement line.
8. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
9. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
10. More accurately show and label existing utility pedestal and concrete pad, located near northeast corner of proposed development (within Right-of-Way).
11. 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. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.



12. Ensure sufficient height clearance is provided within garage for truck access.
13. Provide and label typical roadway cross-sections for the proposed development side of SE 2<sup>nd</sup> Ave, SE 8<sup>th</sup> Street, SE 7<sup>th</sup> Street, and SE 3<sup>rd</sup> Ave: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
14. Depict existing sidewalk adjacent to the development along SE 2<sup>nd</sup> Ave, SE 8<sup>th</sup> Street, SE 7<sup>th</sup> Street, and SE 3<sup>rd</sup> Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
15. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.

Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.

16. For all levels in the parking garage:
  - b. Provide all sheets for parking levels 3 through 7.
  - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
17. 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.
18. Discuss if private parking area will be separated from general parking area with gates.
19. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
20. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
21. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
  - d. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.



- e. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
- 22. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
- 23. The proposed pedestrian lighting along City Right-of-Way, 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.
- 24. 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 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.

Be advised a corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of SE 3<sup>rd</sup> Avenue and SE 7<sup>th</sup> Street and the southeast corner of SE 3<sup>rd</sup> Avenue and SE 8<sup>th</sup> Street intersection (coordinate with BCHCED) may be required. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.

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.





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**CASE COMMENTS:**

Please provide a response to the following:

1. 2014 Existing Map AH-6.
2. Ground floor finished floor elevation proposed at 7.0 ft NAVD is acceptable. Minimum 7 ft NAVD is required.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone to change to AE-6.
2. Additional comments may follow pending submittal of complete plan set.



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**CASE COMMENTS:**

Please provide a response to the following.

1. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
2. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees for relocation.
3. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
4. 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 adjacent to, 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. Proposed off-site drainage system is preventing proper placement of shade trees within the landscape area of the bulb-outs.
5. Street trees to be placed on 30 feet centers. Trees located in the landscape strip between the parking stall and sidewalk may be closer to the trees within the landscape area of the bulb-out.
6. Please provide FDOT line of site along SE 3<sup>rd</sup> AVE.
7. There is an existing bus stop along SE 3<sup>rd</sup> AVE with out proposal on the plans. Please coordinate with the County to have the bus stop toward the south end of the site.
8. As to Design Guidelines overhead utilities to be relocated. Please relocate the overhead utilities underground may you please include those that cross over SE 7<sup>th</sup> Street and SE 8<sup>th</sup> Street.
9. Additional comments may be forthcoming after next review of new plans and written comment responses.

**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 this at time of submittal.





2. Proposed landscaping work in the City's right of way requires engineering approval. 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. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Residential and retail units' entry and exterior 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. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
4. The site should be equipped with a comprehensive CCTV system that can retrieve an identifiable image of an individual on-site. The system should cover all entry-exit points, parking garage, common areas, mailroom, storage areas, and any sensitive area of the site.
5. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. All elevator lobbies and/or elevators should be access controlled.
7. The parking garage should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to residents' vehicles.
8. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
9. There should be child-proof safety features to prevent unsupervised children access to the pool.
10. Lighting and landscaping should follow 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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Solid waste collection shall be from a private loading area.
8. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Show containers on site plan. Trash room must accommodate trash and recycle containers.
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. Containers: must comply with 47-19.4
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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**CASE COMMENTS:**

1. A traffic impact study has been submitted. Please coordinate with the Transportation and Mobility Department on the review of this document. 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 will take about 4-6 weeks once all documents are received.
2. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact assessment.
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. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
4. Provide pedestrian crossing signs for the north-south crosswalk located at the intersection of SE 7<sup>th</sup> Street and SE 2<sup>nd</sup> Avenue.
5. 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.
6. 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 for off-street and on-street parking stalls.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
8. The city reserves the right to meter on street parking stalls on the public right of way at any time.
9. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
10. Remove on-street parking from the parking data table as it cannot be counted toward the parking requirements for this project.



11. 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.
12. Provide stop bar locations for garage circulation review.
13. Per ADA guidelines, an accessible route must always be provided from the ADA parking to the accessible entrance. Please indicate on plans that ramp will be provided to access the pavement on the back of parking area which leads to the elevator lobbies.
14. Coordinate with Broward County for proper design of their existing bus stop location located on SE 3<sup>rd</sup> Avenue.
15. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
16. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.
17. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
18. Ensure sidewalk is a minimum of 7 feet wide on **SE 3<sup>rd</sup> Avenue, SE 2<sup>nd</sup> Avenue and SE 7<sup>th</sup> Avenue**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
19. 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.
20. Additional comments may be provided upon further review.

#### **GENERAL COMMENTS**

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

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**CASE COMMENTS:**

Please provide a response to the following:

1. The 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 are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (DRAC) 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. Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the approval process.
4. The proposed development application is subject to either: (1) a 30-day review period by the City Commission, or (2) approval by the City Commission for proposed deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 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 (954-828-6162).
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. The project is subject to Broward County Public Schools Concurrency review, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. 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.
7. Provide the 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.





8. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed constructions. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final DRC sign-off unless otherwise deemed unnecessary by the City Airport Director or designee.
9. Provide a preliminary 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 with the Transportation and Mobility Department.
10. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, or within 180 of completeness determination if the City Commission request to review the application unless a mutually agreed upon time extension is established between the City and the applicant. A letter was provided on July 26, 2022, by the applicant to waive the timeframes.
11. Provide the following changes on the site plan:
  - a. Update the parking calculations for residential use to 1 parking space per dwelling unit.
  - b. Consider applying compact parking per ULDR Section 47-20.11.B.
  - c. Consider providing bicycle parking.
  - d. Locate the FPL vault in the garage or back of house operation area and where it is accessible to the exterior, in a location that does not impede pedestrian traffic and experience.
  - e. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - f. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling.
  - g. Provide truck movement plan or indicate turning movements on the site plan for interior access and movement.
  - h. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
12. Provide the following changes on the elevation sheet(s)
  - a. Floor 1.5 is considered a floor by itself or should be fully incorporated as part of the first floor to provide a double story height. Update the elevation and floor plans accordingly.
  - b. Elevation shows 31 floors. The maximum building height allowed in the *Near Downtown* character area is 30 floors.
  - c. Clarify if the linear bands are illuminated.
  - d. Provide details regarding the scoring lines and include the depth and width of the scoring.
13. Any structure proposed above the podium is considered a tower element. Provide the tower separation and stepback dimensions for the proposed amenity space with pedestrian bridge. Update the plan(s) accordingly. Additionally, provide a floor plan for the enclosed amenity area with the attached pedestrian bridge.



14. Provide cross-sections of the streetscapes.
15. The project does not meet certain Downtown Master Plan design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Building Design Standards

- a. B-2: Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.
- b. B-3: Frame the street: minimum and maximum building street wall heights. The maximum streetwall height is 7 floors, whereas the
- c. B-4: Framing the street: Maintain maximum building streetwall length of 300 feet. Consider breaking up the building.
- d. B-8: building exceeds the maximum streetwall length of 150-feet and project must provide

Character Area (Near Downtown)

- a. 2A \*ULDR\*: Frame the street with appropriate streetwall height: Shoulder: 7 floors max with minimum 15-foot stepback on portion over 7 floors.
- b. 2B \*ULDR\*: Maximum building height of 30 floors

Refer to the attached DRT at the end of this Comment Report for more information.

16. As proposed, the building footprint and overall site layout along SE 3<sup>rd</sup> Avenue leaves minimum space for adjustments, limited space for pedestrian respites and lacks overall connectivity of uses to the public realm, both internally and externally. The site layout should be re-evaluated to: (1) provide stronger building presence that aligns with ground level uses and activities, (2) create more significant building entrances that align with proposed uses, (3) increase open space and usable pedestrian urban space areas, and (4) consider reducing development program to balance proposed uses with dimensional standards, open space and parking needs, meeting all Downtown Master Plan guidelines. See images below as examples:





Furthermore, consider exploring additional variations in design elements such as an undulating building façade, double story glazing and angled rooflines. See images below as examples:



17. Provide an open space diagram that depicts the various open space requirements per ULDR Section 47-13.20.E. Vehicular areas cannot be included in the calculations and open space areas on the amenity levels must be accessible to qualify. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space.
18. Provide pedestrian perspective along SE 3<sup>rd</sup> Avenue.
19. Provide a contextual plan depicting the adjacent buildings to ensure consistency if buildings along on streetscapes.
20. Additional detail drawings are needed and at a minimum should include the following: street cross sections, close-up detail elevations for the lower levels, specifically in areas where there is a grade change with stairs and ramps, building corners, screening materials, railing, etc. Provide images of the products in real life applications and specifications.
21. Pursuant to ULDR Section 47-20.14, Photometrics values should be shown to the property lines. Depict this information accordingly.
22. Provide documentation from Broward County regarding the dedication for right-of-way along SE 3<sup>rd</sup> Avenue as well as any proposed landscape within the right-of-way. Email communication is sufficient. Discuss public access area easements and hours of operation on the property for the sidewalk, public plaza areas, or open space areas, as identified on Site Plan Sheet AR-001 with staff. Applicant shall provide the public 24-hour access to any public access areas that are utilized as part of the public sidewalk, along a public right-of-way for entire project frontage. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.
23. Although site plan includes private garages (preferable for overnight or long-term bicycle storage), it is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located in visible, well-lit areas as close as possible to





pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>

24. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
  - a. Provide detail drawings(s) with spot elevations of the parapet wall and roof level as well as top of mechanical equipment to verify adequate screening of roof mounted equipment.
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
  - c. Ensure the screening material is made of durable material.
  - d. Provide screening product material including images or pictures of actual application of such.
25. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.
26. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the northwest and northeast portions of the site.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

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

27. 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 Devonish (Email: [kdevonish@fortlauderdale.gov](mailto:kdevonish@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
28. Additional comments may be forthcoming at the DRC meeting.



# DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

**BACKGROUND INFORMATION:** The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

<b>CASE NUMBER:</b>	UDP-DRT20215	<b>NOTES:</b> <ul style="list-style-type: none"> <li>Principles in <b>bold</b> are dimensional standards required by Code (ULDR) Section 47-13.20.</li> <li>Principles marked "yes" / "no" indicate if project meets intent of guideline</li> <li>N/A = Not applicable; more information needed means there is insufficient information to review.</li> </ul>
<b>PROJECT NAME:</b>	The Benjamin	
<b>PROJECT ADDRESS:</b>	777 SE 3 <sup>rd</sup> Avenue	
<b>REVIEW DATE:</b>	07/29/2022	
<b>CASE PLANNER:</b>	Karlanne Devonish	
<b>CONTACT INFORMATION:</b>	kdevonish@fortlauderdale.gov	

**INSTRUCTIONS:** Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. <b>Comment:</b>	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.	X			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.	X			
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.				X
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				X
S9	Encourage shade trees along streets, palm trees to mark intersections.	X			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.				X
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.	X			
S12	Discourage curb cuts on "primary" streets.	X			
S13	Encourage reduced lane widths on all streets.			X	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	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 right-of-way conditions.	X			
S16	Bury all power lines in the Downtown Area.	X			
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).				X
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.				X
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).		X		
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet		X		
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area	X			



B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	X			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased stepbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.		X		
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.	X			
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types.	X			
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area	X			
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor	X			
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				X
B19	Mitigate noise pollution.				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.				X
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.				X
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.	X			
B23	Avoid drive-thrus in the wrong places.			X	
B14	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).				X
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.	X			
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
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				X
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored	X			
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.	X			





Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.				X
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.	X			
<b>STOREFRONTS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
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.	X			
SF3	Encourage durable materials for ground floor retail and cultural uses.				X
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.				X
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).	X			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls	X			
SF8	Encourage well-designed night lighting solutions				X

**INSTRUCTIONS:** Choose applicable character area:


<b>CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max			X	
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			X	
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.			X	
<b>CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.				X
2B *ULDR*	Maximum building height of 30 floors.				X
2C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings up to 30 floors: 12,500 GSF floorplate max.	X			
<b>CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max			X	
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.			X	
3C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max.			X	



	<p>-Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot setback on portion over 6 floors: 10,000 GSF floorplate max.</p> <p><u>Note:</u> projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</p>				
<b>TOD GUIDELINES (GENERAL APPLICABILITY)</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>MORE INFORMATION NEEDED</b>
T2	Discourage land uses that are incompatible with transit and walkability.	X			
T3	Encourage pedestrian connections to transit stops and bike parking.	X			
T4	Encourage bike connections to transit stops and bike parking.				X
T5	<p>Parking consistent with TOD Principles:</p> <p>Encourage structured parking with screening or liner building if parking provided.</p> <p>Surface parking should be configured into smaller lots rather than one large lot.</p> <p>Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station.</p> <p>Parking should not face onto plaza or park space of any transit station.</p> <p>Include parking for mopeds, scooters, motorcycles, and other similar vehicles</p>	X			
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				X
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.	X			
T8	Encourage green buildings, green site design and green infrastructure.				X
T9	Create attractive, active and safe multimodal systems.				X



**LEGEND**

 Subject Site

# UDP-S22035 - The Benjamin - 777 SE 3rd Avenue

Development Review Committee

August 23, 2022

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