

Page 1: City Commission Submittal Requirements

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

NOTE: To be filled out by Department

Case Number	R16005
Date of complete submittal	

NOTE: To be filled out by Applicant

OWNERS: Alta Flagler Village LLC and Alta Flagler Village Phase II, LLC

Property Owner's Name	If a signed consent letter is provided, no signature is required on the application by the owner. <i>Nectaria Chakas</i>	
Applicant / Agent's Name	Nectaria M. Chakas/Lochrie & Chakas, P.A.	
Development / Project Name	Alta Flagler Village	
Development / Project Address	Existing: 611 NE 5th Avenue	New: 421 NE 6th Street
Current Land Use Designation	Downtown RAC	
Proposed Land Use Designation	No Change	
Current Zoning Designation	RAC-UV	
Proposed Zoning Designation	No Change	
Specific Request	Multifamily multi-use project consisting of 214 units and 3,250 sf of retail	

The following number of Plans:

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

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

MAIL NOTIFICATION

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

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



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: January 26, 2016

Project Name: Alta Flagler Village, LLC / Alta Flagler Village

Case Number: R16005

Request: Site Plan Level III Review: Conditional Use for Building Height in RAC-UV; 212 Multifamily Units and 2600sf of Retail Use

Location: 421 NE 6th Street

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

Land Use: Downtown Regional Activity Center

Project Planner: Randall Robinson

Case Number: R16005

CASE COMMENTS:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

Please consider the following prior to submittal for Building Permit:

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

Case Number: R16005

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 20' Right-of-Way and/or permanent easement dedication along north side of N.E. 6th Street / E. Sistrunk Avenue, to complete half of 80' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map); show linework in the plans and on easement exhibit
- b. 20' corner chord Right-of-Way and/or permanent easement dedication on northeast corner of N.E. 6th Street / E. Sistrunk Avenue & N.E. 4th Avenue intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- c. 20' corner chord Right-of-Way and/or permanent easement dedication on northwest corner of N.E. 6th Street / E. Sistrunk Avenue & N.E. 5th Avenue intersection per ULDR Section 47-24.5.D.p ; show linework in the plans and on easement exhibit
- d. In addition to 5' Right-of-Way easement dedication along east side of N.E. 4th Avenue, to complete half of 50' Right-of-Way section, Sidewalk Easement dedication required along east side of N.E. 4th Avenue for 7' (min.) pedestrian clear path; show linework in the plans and on easement exhibit
- e. In addition to 5' Right-of-Way easement dedication along west side of N.E. 5th Avenue, to complete half of 50' Right-of-Way section, Sidewalk Easement dedication required along west side of N.E. 5th Avenue for 7' (min.) pedestrian clear path; show linework in the plans and on easement exhibit

CASE COMMENTS:

A. Please respond to Comments 1 through 27 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Daniel Lizarazo at 954-828-6982 or dlizarazo@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
3. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov.
4. Discuss status of existing 15' Utility Easement, shown on the Boundary Survey, which runs North-South through the middle of the proposed development; please note that any public Easement vacation requires a separate Property & Right-of-Way DRC meeting and City Commission approval.

5. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, sidewalk dimensions, and typical roadway travel lane (including on-street parallel parking) widths for N.E. 4th Avenue, N.E. 6th Street / E. Sistrunk Avenue, and N.E. 5th Avenue. For all levels in the parking garage: show total number of parking stalls, dimension all areas, including all aisle widths, parking spaces (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), and ramps.
6. Show and callout delineations for proposed Right-of-Way (including corner chords) and permanent easement boundaries more prominently on the Site Plan and the Civil drawings; please note that location of 20' corner chords along N.E. 6th Street / E. Sistrunk Avenue shall be based on the full 80' Right-of-Way section.
7. Review potential to provide narrower 20' driveways at N.E. 4th Avenue and N.E. 5th Avenue ingress/egress points to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of Sec. 47-20.11.
8. Continue concrete sidewalk across driveway access to N.E. 4th Avenue and N.E. 5th Avenue.
9. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking lot / garage – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; discuss and coordinate with parking garage gate access if appropriate.
10. Sheet A2.5: Top (5th) Level of parking garage erroneously shows ramp continuing to next level up, and should instead show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround.
11. Verify and discuss intent of the proposed pedestrian and ADA accessibility design for sidewalk improvements along N.E. 4th Avenue, N.E. 6th Street / E. Sistrunk Avenue, and N.E. 5th Avenue; especially connecting to existing sidewalk (at intersections) as appropriate.
12. Discuss how sidewalk runoff from proposed development (between building and Right-of-Way boundary) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required. Evaluate the possibility of utilizing a sustainable stormwater approach with low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
13. Discuss disposition of drainage runoff within 20' width Right-of-Way and/or permanent easement dedication along the north side of N.E. 6th Street / E. Sistrunk Avenue. Provide stormwater infrastructure to treat runoff within City Right-of-Way, the greater of 1" of rainfall over this site area or 2.5" of rainfall times the percent imperviousness of this site area.
14. Discuss intent or shift proposed sidewalk along N.E. 6th Street / E. Sistrunk Avenue such that the back sidewalk edge is aligned with the boundary of the 20' wide Right-of-Way and/or permanent easement to be dedicated; please be advised that fences, doors, steps, or any other private encroachments are not permissible in this area.
15. Provide and label typical roadway cross-sections, incorporating on-street parallel parking as appropriate, for the proposed development side of N.E. 4th Avenue, N.E. 6th Street / E. Sistrunk Avenue, and N.E. 5th Avenue.
16. Show and callout delineations for proposed Sidewalk Easement boundaries on the Site Plan and the Civil drawings.

17. Sheet A4.0 thru Sheet A5.0 & Sheet 8.0 (4 sheets total): Show and label existing Right-of-Way, proposed Sidewalk Easement boundaries, and horizontal building clearances on all building elevation / section details. In addition to labeling the vertical sidewalk clearance to the proposed overhangs, label the horizontal clearance to the adjacent Right-of-Way and Easement boundaries. This will need to be coordinated with the City Attorney's Office, and conditioned on the proposed permanent easements.
18. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
19. Remove proposed on-street parallel parking spaces adjacent to the proposed development along N.E. 4th Avenue, N.E. 6th Street / E. Sistrunk Avenue, and N.E. 5th Avenue, that encroach into the 25' corner sight triangles.
20. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
21. Coordinate with Melissa Doyle at (954) 828-6111 or mdoyle@fortlauderdale.gov regarding dumpsters; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require drains connecting to sanitary sewer.
22. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
23. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
24. 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.
25. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
26. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
27. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 28 through 31 prior to Final DRC sign off

28. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
29. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
30. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).
31. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.

C. Respond to Comments 32 through 45 prior to Engineering Permit Approval

32. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.
33. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

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

34. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or

ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.

35. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
36. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
37. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery
 - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 - 5) Show location and type of construction crane(s), including span radius
 - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 - 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 - 11) Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic

- 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
 - 18) Indicate schedule for rout line street sweeping of periphery of construction site
 - 19) Indicate if dewatering is proposed.
38. Obtain a dewatering permit as required from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
39. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
40. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
41. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
42. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
43. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
44. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
45. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.

Case Number: R16005

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Fire hydrant location with-in 100 feet of FDC.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comment

Please consider the following prior to submittal for Building Permit:

1. Must conform to FBC section 403 for high rise buildings.
2. Proper exit capacity for pool deck floor occupant load?

Case Number: R16005

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and its distance from the City's radio sites, it is anticipated that this structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Additional guidance may be obtained from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager by contacting him via e-mail or telephone at the numbers listed above.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.
2. BDA contractor shall provide signal strength calculations and computer generated heat maps showing signal strengths expected within the completed building to the City Assistant Telecommunications Manager.

Please consider the following prior to submittal for Building Permit:

1. If it is determined that the BDA system will be required, BDA design plans will be required showing signal strengths expected after BDA installation and the proposed system design with equipment list. These plans shall be submitted to the Telecommunications Section for approval prior to issuance of a permit.

Case Number: R16005

CASE COMMENTS:

Please provide a response to the following prior to final DRC sign-off:

1. Tree #61 appears to be a specimen tree proposed to be removed. The city is desirous to protect this Specimen Tree in its location, or perhaps relocating it to another area on site or to a closely located park such as Peter Feldman Park. Provide revised plans incorporating this existing tree into the proposed plan, or a narrative on proposed relocation strategy.
2. Provide ISA Certified Arborist report for tree #61. 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.
3. 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> The detail provided must be updated.
4. Illustrate the location of structural soil and note the detail. Provide same illustration and notation on civil and site plans.
5. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2.Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
6. A 10 feet sight triangle is required at the intersection of a driveway and street, measured from where the intersection of the driveway and paved travel lane meet. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2.Q.1 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
7. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

8. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
9. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
10. 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.
11. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R16005

CASE COMMENTS:

Please provide a response to the following:

- 1) This application is subject to the Public Participation requirements of Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (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.

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/are 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.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. 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.

- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) As this application requests dwelling units in the Downtown RAC, the proposed project requires review and approval by the City Commission. Also, as this application requests additional height through the conditional use process, the proposed project requires review and recommendation by the PZB. Separate submittals are required for City Commission and PZB review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265). Attach all narratives provided to City Commission, if applicable, and Final DRC sets.
- 4) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 5) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments.
- 6) Place roof plan at end of floor plans in plans set. Remove site data table from roof plan and place on site plan
- 7) Building Design:
 - A. Incorporate more useable landscape/open public space(s) around the building's perimeter, incorporating green design/plaza elements to contribute to the public realm. Consolidate utility spaces, loading and parking entrances to create useable open space(s) in their place. Consider consolidating open spaces at front of building into one more substantial space. Provide openings between retail spaces and opens spaces. Consider placing an open space at SW corner of project to relate building to Peter Feldman Park.

- B. Consider green roof at top of towers;
- C. Consider new FEMA flood regulations when designing how the building shapes the public realm. Ground-level transition between indoors and out should feel as seamless as possible;
- D. In order to most effectively animate pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
- E. Confirm roof plan shows location of all mechanical equipment and includes spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable;
- F. Coordinate placement of FPL equipment and other utilities with corresponding agencies in advance in order to locate these facilities inside the building and not in the public realm.

8) Streetscape Design:

- A. Match streetscape with that of Sistrunk Townhouses on Sistrunk Blvd. between NE 1st and 2nd Avenues.
- B. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground provide documentation from FP&L indicating such.

9) Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:

- a. Location and orientation of all proposed signage;
- b. Dimensions of any proposed signage (height, width, depth, etc.);
- c. Proposed sign copy; and
- d. Proposed colors and materials.

10) It is recommended the following pedestrian and bicycle-related comments be addressed:

- 1. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
- 2. Consider installation of a B-cycle bike-sharing station as an amenity for residents. Contact Bob Burns, President, B-cycle, 940-478-2191, bburns@bcycle.com.
- 3. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
- 4. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, particular to/from public sidewalks, vehicle parking areas and building entrances.
- 5. Provide bicycle parking, for both residents and visitors, 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.
- 6. Provide bike storage lockers with air pumps for residents. Send email to Karen Mendrala at kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

11) Consider employing green building practices throughout the project including, but not limited to electric vehicle charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs. At DRC Meeting discuss project's sustainable design features.

12) Ensure that buildings proposed to be demolished do not represent historic architectural significance.

13) Extend values on photometric plans to all property lines. Show values as pursuant to Sec. 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide dimensions and detail. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.

14) Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, *Design and Construction* of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building

Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.

- 15) This project is subject to the requirements of Broward County Public School Concurrency. The City 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 must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and 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.
- 16) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
- 17) In regard to physical communication and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 18) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector, at 828-5202 to obtain his signature on the final DRC plans.
- 19) 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://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
- 20) 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 (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 21) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

- 22) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Service Department's DRC Representative.

CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number: DRT 16002
Project Name: Alta Flagler Village
Project Address: 421 NE 6th Street

Zoning District: RAC-UV
Character Area: Urban Neighborhood
Date of Review: 1.11.16

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.	✓			
S2	Utilize Traffic Calming rather than blocking streets.	✓			
S3	Maximize on-street parking except on major arterials. Delineate parking spaces.	✓			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). Coordinate with Transportation and Mobility ("TAM").				✓
S5	Maximize street trees on all Downtown Streets.	✓			
S6	Encourage location of primary row of street trees between sidewalk and street.	✓			
S7	Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. Provide dimensions.				✓
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. Provide dimensions.				✓
S9	Encourage shade trees along streets, palm trees to mark intersections.	✓			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			✓	
S11	Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. Dimension radii				✓
S12	Discourage curb cuts on "primary" streets. Consolidate two loading areas into one.	✓			
S13	Encourage reduced lane widths on all streets. Provide street section dimensions.				✓
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph). Provide street section dimensions.				✓
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions. Discuss how front setback was arrived at.				✓
S16	Bury all power lines in the Downtown Area. Provide documentation lines will be buried, or, if not, show overhead lines on plans.				✓
PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet	N/A	More Information Needed

		Intent		
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage). Consider joining open spaces along Sistrunk into one larger space.	√		
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	√		
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	√		
B4	Framing the street: encourage maximum building 'streetwall' length of 300ft.	√		
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).	√		
B6	Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.	√		
B7	Where towers are located on streets < or = 60ft, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street. Increase setbacks on secondary streets, preferably to a minimum of 30'.	√		
B8	Surface parking: discourage frontage and access along 'primary' street.			
B9	Parking garages: encourage access from secondary streets and alleys.	√		
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. Consolidate utility spaces, loading and parking entrances to create useable open space(s) in their place.	√		
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.	√		
B10	Encourage main pedestrian entrance to face street. Extend vocabulary of tower design elements to frame main entrance.	√		
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	√		
B12	Encourage pedestrian shading devices of various types.	√		
B13	Encourage balconies and bay windows to animate residential building facades. Provide section detail. Note need for sun protection on southern frontage.			√
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area). Better define entrances to walk-up units with human-scaled elements.			√
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.	√		

B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			✓	
B17	Discourage development above right-of-way (air rights).			✓	
B18	Mitigate light pollution.	✓			
B19	Mitigate noise pollution.	✓			
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).	✓			
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.	✓			
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units. Provide dimensioned section detail showing relationship of units to street.				✓
B23	Avoid drive thrus in the wrong places.			✓	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). Provide landscape plan for amenity deck.				✓
QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.			✓	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			✓	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. Provide photographic details.				✓
Q4	Respect for Historic Buildings.			✓	✓
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.	✓			
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. Low-impact development and use of rain gardens encouraged.				✓
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Provide more architectural detail & better articulation along east and				✓

west facades.					
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	✓			
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	✓			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	✓			
SF3	Encourage durable materials for ground floor retail and cultural uses. Provide photographic details.				✓
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Clarify on elevations that this requirement has been met.				✓
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating. Provide access from retail spaces to outdoor spaces along Sistrunk.	✓			
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth). Provide section detail. Note need for sun protection on southern frontage.				✓
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			✓	
SF8	Encourage well-designed night lighting solutions. Provide nighttime rendering(s).	✓			

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

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2 Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.)		✓			
T3 Encourage pedestrian connections to transit stops and bike parking. Coordinate with TAM.					✓
T4 Encourage bike connections to transit stops and bike parking. Coordinate with TAM.					✓
T5 Parking consistent with TOD Principles.					
<ul style="list-style-type: none"> Encourage structured parking with screening or liner building if parking provided. 		✓			
<ul style="list-style-type: none"> Surface parking should be configured into smaller lots rather than one large lot. 				✓	
<ul style="list-style-type: none"> Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. 				✓	
<ul style="list-style-type: none"> Parking should not face onto plaza or park space of any transit station. 				✓	
<ul style="list-style-type: none"> Include parking for mopeds, scooters, motorcycles, and other similar vehicles. 					✓
Provide parking and indicate in site data table.					
T6 Incorporate Transportation Demand Management (TDM).					
<ul style="list-style-type: none"> Encourage carpooling or vanpooling. 				✓	
<ul style="list-style-type: none"> Encourage car or bike sharing. 				✓	
<ul style="list-style-type: none"> Offer flexible hours. 				✓	
<ul style="list-style-type: none"> Provide shared parking. 				✓	
T7 Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.) Provide justification for amount of parking provided.					✓
T8 Encourage green buildings, green site design and green infrastructure. Low-impact development and use of rain gardens encouraged.					✓
T9 Create attractive, active and safe multimodal systems.				✓	
COMMENTS					
1 Although north wall will, at some point, be covered by another building, provide some sort of visual interest for the interim.					
2. Continue architectural elements from upper floors of towers to lower floors to better articulate retail spaces and distinguish lobby area.					
3 Maximize use of open spaces along Sistrunk with urban furniture. Provide access from retail.					

Case Number: R16005

CASE COMMENTS:

Please provide a response to the following:

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

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R16005

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. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
3. Consider implementing an onsite bike share program that can be enjoyed by hotel guests and members of the general public as well. B-share is an example of such a program.
4. Consider installing electric car charging stations in the parking garage and mark on the site plan and include in the site plan data sheet.
5. Ensure all sidewalks on NW 6th St are a minimum of 7' wide including crosswalks and pinch points and remains unobstructed from all objects and ADA accessible.
6. Discuss access management and ways to minimize pedestrian conflicts on the site with Transportation and Mobility.
7. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
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.
9. Additional comments may be provided upon further review.
10. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

