



CITY OF FORT LAUDERDALE
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Telephone: (954) 828-3266
Fax (954) 828-5858
Website: http://www.fortlauderdale.gov/sustainable_dev/

DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

- Cover:** Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

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

<input type="checkbox"/>	Planned Unit Development (PUD)	\$12,760.00	
<input type="checkbox"/>	Site Plan Level IV	\$ 4,590.00	
<input type="checkbox"/>	Site Plan Level III	\$ 3,500.00	CHECK# 126 : \$2,470.00
<input type="checkbox"/>	Site Plan Level II	\$ 2,470.00	CHECK# 135 : \$ 1,820.00
<input checked="" type="checkbox"/>	Site Plan Level II in DRAC/SRAC-SA	\$ 4,290.00	TOTAL = \$4,290.00
(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)			
<input type="checkbox"/>	Change of Use Requiring DRC review	\$ 930.00	
<input type="checkbox"/>	Parking Reduction (In addition to above site plan fee)	\$ 970.00	
<input type="checkbox"/>	Request for Flexibility Units/ Acreage (In addition to above site plan fee)	\$ 60.00	

Page 1: DRC Site Plan - Applicant Information Sheet

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	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	TREH 200 E LAS OLAS HOLDCO, LLC.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	301 E. Las Olas Blvd. Fort Lauderdale, FL 33301
E-mail Address	meredith.worley@stiles.com
Phone Number	(954)-627-9263
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Jon Auerbach
Applicant / Agent's Signature	
Address, City, State, Zip	301 E. Las Olas Blvd. Fort Lauderdale, FL 33301
E-mail Address	jon.auerbach@stiles.com
Phone Number	(954)-627-9284
Letter of Consent Submitted	

Development / Project Name	The Residences of Las Olas
Development / Project Address	<u>Existing:</u> 200 E Las Olas Blvd. Ft. Lauderdale, FL 33301 <u>New:</u> 215 N New River Dr. E
Legal Description	NEW RIVER CENTER 151-15 B PARCEL C
Tax ID Folio Numbers (For all parcels in development)	5042 10 94 0030
Request / Description of Project	New Construction: Proposing new 419 unit, rental apartment building, 42 stories high with 663 total parking spaces & 4,450 SF of Retail space.
Total Estimated Cost of Project	\$150,000,000 (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 841,800 Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	Downtown Core
Proposed Land Use Designation	Multifamily Apartments
Current Zoning Designation	RAC-CC
Proposed Zoning Designation	RAC-CC
Current Use of Property	Parking Lot
Number of Residential Units	419
Non-Residential SF (and Type)	4,450 SF of Retail & around 241,514 SF of Parking and Common Space.
Total Bldg. SF (include structured parking)	796,998 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	61,309 SF (1.4 Acres)	61,309 SF (1.4 Acres)
Lot Density	None.	297.16 Units/Acre
Lot Width	None.	228'1"
Building Height (Feet / Levels)	No height limit.	42 levels / 470'-10"
Structure Length	Length on East side: 294'-6"	Length on East side: 271'-11"
Floor Area Ratio	None.	9.94
Lot Coverage	95% Maximum	82%
Open Space	3,065 SF	12,098 SF
Landscape Area	None.	7,746 SF on ground floor
Parking Spaces	0 spaces	652 spaces (1.55 cars/unit)

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [S]	5' - 0"	21' - 0"
Side [W]	5' - 0" (along Las Olas Way)	12' - 0" (along Las Olas Way)
Side [E]	0' - 0" (along 3rd Ave)	9' - 3" (along 3rd Ave) ROW 55'-0"
Rear [N]	0' - 0"	0' - 0"

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- ☐ ☐ Completed application (all pages filled out as applicable)
- ☐ ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- ☐ ☐ Property owners signature and/or agent letter signed by the property owner.
- ☐ ☐ Address verification letter (954-828-5233)
- ☐ ☐ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- ☐ ☐ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- ☐ ☐ One (1) original set, signed and sealed at 24" x 36"
- ☐ ☐ Three (3) copy sets, with plans at 24" x 36"
- ☐ ☐ Five (5) copy sets, with plans at 11" x 17"
- ☐ ☐ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ☐ ☐ **Narrative** describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ ☐ **Cover sheet** including project name and table of contents.
- ☐ ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- ☐ ☐ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: Not required for Change of Use applications.*
- ☐ ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ ☐ **Plans** "A" thru "H" with all elements as listed under Technical Specifications.
 - A. Site Plan
 - B. Details*
 - C. Floor Plans (typical floor plan may be submitted for like floors)
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

**Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.*

NOTES:

- ☐ All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- ☐ All copy sets must be clear and legible and should include any graphic material in color;
- ☐ For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- ☐ Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- ☐ If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:	Staff Intake Review For Urban Design & Planning Division use only:
Print Name <u>Jon Kuebach, Agent</u>	Date _____
Signature <u>[Signature]</u>	Received By _____
Date <u>5/25/16</u>	Tech. Specs Reviewed By _____
	Case No. _____

TREH 200 Las Olas Venture, LLC

CITY OF FORT LAUDERDALE

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
5-31-16	05.31.16	DRC SITE PLAN APP FEE	1820.00	.00	1820.00
30209					
CHECK DATE	6-01-16	CHECK NUMBER	135	TOTAL >	1820.00
				.00	1820.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

TREH 200 Las Olas Venture, LLC

301 East Las Olas Blvd.
Ft. Lauderdale, Fl 33301

Bank of America
401 East Las Olas Blvd.
Ft. Lauderdale, Fl 33301

DATE
June 1, 2016

CHECK NO.
135

63-4
630
AMOUNT
*\$1,820.00

Pay:*****One thousand eight hundred twenty dollars and no cents

PAY
TO THE
ORDER OF
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301-1085



⑈000000135⑈ ⑆063000047⑆898068420151⑈

TREH 200 Las Olas Venture, LLC

CITY OF FORT LAUDERDALE

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
5-19-16	05.19.2016	DRC SITE PLAN APPLICA	2470.00	.00	2470.00
30209					
CHECK DATE	5-23-16	CHECK NUMBER	126	TOTAL >	2470.00
				.00	2470.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD UP AND SHINE TO VIEW

TREH 200 Las Olas Venture, LLC

301 East Las Olas Blvd.
Ft. Lauderdale, FL 33301

Bank of America
401 East Las Olas Blvd.
Ft. Lauderdale, FL 33301

63-4
630

DATE CHECK NO. AMOUNT
May 23, 2016 126 *\$2,470.00

Pay:*****Two thousand four hundred seventy dollars and no cents

PAY TO THE ORDER OF CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301-1085



⑈000000126⑈ ⑆063000047⑆898068420151⑈



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

[Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.](#)

IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

	County	School Board	Municipal	Independent
Just Value	\$7,738,630	\$7,738,630	\$7,738,630	\$7,738,630
Portability	0	0	0	0
Assessed/SOH	\$7,738,630	\$7,738,630	\$7,738,630	\$7,738,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,738,630	\$7,738,630	\$7,738,630	\$7,738,630

Adj. Bldg. S.F. (See Sketch)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								

1								
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TREH 200 E. LAS OLAS HOLDCO, LLC

May 12, 2016

TO WHOM IT MAY CONCERN:

RE: 215 N. New River Drive
Fort Lauderdale, FL 33301

The purpose of this letter is to authorize Jon Auerbach, Sr. Vice President, Stiles Development to act on our behalf as Agent for the purpose of submitting applications and processing building permits, licenses, underground, utility and all other governmental approvals for the above-referenced site.

By: TREH 200 E. Las Olas Holdco, LLC, a Delaware
limited liability company

By: TREH 200 E. Las Olas Member, LLC

By: [Signature]
Name: Murray McQueen
Title: President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me 07th day of MAY, 2012/16
by Murray McQueen, President, partner on behalf of TREH
200 E. Las Olas Member, LLC. He/she is personally known to me, or has produced [Signature]
as identification.



Karen M. Kremer
KAREN M. KREMER
Name typed, printed or stamped

TREH 200 E. LAS OLAS HOLDCO, LLC

May 12, 2016

TO WHOM IT MAY CONCERN:

RE: 215 N. New River Drive
Fort Lauderdale, FL 33301

The purpose of this letter is to authorize Meredith Worley, Development Manager, Stiles Development to act on our behalf as Agent for the purpose of submitting applications and processing building permits, licenses, underground, utility and all other governmental approvals for the above-referenced site.

By: TREH 200 E. Las Olas Holdco, LLC, a Delaware
limited liability company

By: TREH 200 E. Las Olas Member, LLC

By: [Signature]
Name: Murray McQueen
Title: President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me 13th day of MAY, 2012 16
by Murray McQueen, President, partner on behalf of
TREH 200 E. LAS OLAS MEMBER LLC he/she is personally known to me, or has produced
as identification.

[Signature]

KAREN M. KREMER

Name typed, printed or stamped





DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: JUNE 28, 2016

Applicant/Project: TREH 200 E Las Olas Holdco, LLC / The Residences of Las Olas

Case Number: R16023

Request: Site Plan Level II Review: 419 Multifamily Units and 4,450 Square Feet of Retail Use

Location: 215 N New River Drive East

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

Land Use: Downtown Regional Activity Center

Project Planner: Randall Robinson

Case Number: R16023

The Residences of Las Olas
– 419 Multifamily Units &
4,450 SF Retail Use

215 N New River Drive East

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

- a. 5' Right-of-Way Easement dedication along north side of N New River Drive E to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit
- b. Sidewalk Easement dedication as appropriate along north side of N New River Drive E for 7' (min.) pedestrian clear path; show linework in the plans and on easement exhibit, which may require further coordination as plans develop

CASE COMMENTS:

A. Prior to Final DRC Engineering review and sign-off, please provide a written response to the following Comments 1 through 44:

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 with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

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

- a. SE 3rd Avenue – Broward County Highway Engineering & Construction Division (BCHECD)
3. 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.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Discuss status of existing easements with regards to proposed building encroachments, especially the 4.27' Footer Easement and 12' Utility Easement, as well as the 4' FPL Easement, 12' FPL Easement & 7' Sidewalk Easement.



6. Discuss extending (instead of reducing) existing raised median along N New River Drive E, to prohibit Left Turn vehicular movement from Drop-Off area as part of the proposed development.
7. Discuss extending openings in existing raised median along Las Olas Way (Private Roadway) as appropriate, to facilitate design vehicle turning movements to / from both parking garage access driveways as part of the proposed development.
8. Discuss and provide background information regarding possible parking agreement with adjacent property owner to the west (Las Olas River House condominium), and how it will be maintained during and after construction of this proposed development.
9. Show and callout delineations for proposed Right-of-Way Easement and Sidewalk Easement boundaries more prominently on the Site Plan, Building Elevations, and Civil drawings. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of N New River Drive E, to be located within City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate.
10. Provide site demolition and phasing plans for existing parking lot.
11. Discuss undergrounding existing overhead power lines on north side of N New River Drive E Right-of-Way, adjacent to the proposed development.
12. Review potential to provide narrower 12' driveways at one-way ingress / egress points (along N New River Drive E) to minimize pedestrian / vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11.
13. Review potential to provide narrower 20' driveways at two-way ingress / egress points to minimize pedestrian / vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11.
14. 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 garage – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with parking garage gate access if appropriate.
15. Provide and show 6 vehicular reservoir spaces (VRSSs) for the valet parking per ULDR Section 47-20.17, the location of the parking booth(s), and execute a valet parking agreement with the City in accordance with ULDR Section 47-20.16.B. The agreement shall be accepted by the Department of Sustainable Development.
16. Continue concrete sidewalk across and delineate with FDOT's 'Urban Flared Turnout' standard detail for all proposed driveway access points (i.e. Parking Garage Entries & Drop-Off Area Driveways); ADA Ramps should typically be same width as adjacent sidewalks being served. Show continuous concrete sidewalk through proposed development for public access, especially in between the Drop-Off area driveways.
17. 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](#).
18. Dimension typical roadway travel lane widths on Site Plan for the proposed development side of N New River Drive E and Las Olas Way.

19. Sheet SP-1: Label vertical clearance beneath adjacent 12% ramp slope (which provides vehicular access between parking garage Level 1 and Level 1.5), which is especially critical for trucks on Level 1 accessing Loading Bays.
20. Sheets A2.3 to A2.6: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround.
21. Sheet C-3: Section D-D doesn't match corresponding plan view shown on Sheet C-1.
22. Verify and discuss ADA accessibility design for sidewalk improvements along N New River Drive E and Las Olas Way, especially ground floor access to the new The Residences at Las Olas building along the entire perimeter. Also, discuss potential for improved pedestrian connectivity to the adjacent SE 3rd Avenue Bridge with BCHECD.
23. 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.
24. Dimension and label type of proposed loading zone required on Site Plan, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
25. Show truck turning template circulation of design vehicle accessing loading zone on proposed site development from Las Olas Way (ingress and egress); please note that turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
26. Please be advised that any permanent encroachment into the City's Right-of-Way (including Alley encroachments), including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City Attorney's Office will be needed to coordinate the proper requirements and conditions. Any permanent encroachment into other jurisdictional Right-of-Way (i.e. FDOT, BCHECD, etc.) shall be coordinated with those agencies.
27. For all levels in the parking garage: show and label total number of parking stalls, dimension areas including aisle widths, vertical clearances, parking spaces (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), and ramp areas.
28. Clarify design intent of site grading in vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances.
29. Coordinate with Stephanie McCutcheon at (954) 828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
30. Provide drainage pipes to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
31. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on 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,



CITY OF FORT LAUDERDALE
DRC COMMENT REPORT

Division: ENGINEERING
Member: Alex Scheffer
ascheffer@fortlauderdale.gov
954-828-5123

an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

32. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water 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.
33. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).
34. 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.
35. 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).
36. Show utilities on the landscaping plans for potential conflict.
37. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
38. 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.
39. 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.
40. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
41. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.

42. 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

43. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.

44. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

B. Prior to Engineering Permit Approval, please respond to Comments 45 through 58:

45. 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.

46. 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.

47. 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.

48. 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.

49. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.



CITY OF FORT LAUDERDALE
DRC COMMENT REPORT

Division: ENGINEERING

Member: Alex Scheffer

ascheffer@fortlauderdale.gov

954-828-5123

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

53. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
54. 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.
55. 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.
56. 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.
57. 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.
58. 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: R16023 (200 E Las Olas)

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. It is strongly recommended that conduits be installed to accommodate a BDA system. Once the building is constructed, signal strength measurements taken inside the building shell will be required. If the resulting signal levels indicate that there will be inadequate radio coverage, a BDA system shall be designed and installed to remediate the coverage deficiencies. Please review Chapter 1, Section 118 of the Broward County Building Code.
3. The City will require exclusive space on the rooftop for the installation of communications antennas and microwave dish antennas. A 20ft by 20ft room with a ten (10) foot high ceiling within the building will be required to house the radio equipment. This room needs to be within 100 feet of the rooftop antenna location with direct access for coaxial cables. This room shall have controlled access and independent air conditioning with no less than 300 amps of separately metered power. An antenna mounting structure suitable for no less than eight (8) vertical whip style antennas and two ten foot diameter microwave dishes directed towards the north and to the west shall be provided. Antenna mounting positions shall be no closer than five feet from each other with the microwave antenna located a minimum of 20 feet from the other antenna locations. If necessary, this area may be screened from view using Radio Frequency (RF) transparent material with less than 0.5 dB attenuation in the 150 MHz through 11 GHz frequency bands.
4. 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 consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate the radio system signal strength levels for this project.
2. 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: R16023

CASE COMMENTS:

Please provide a response to the following prior to Final DRC:

1. Provide larger sized canopy trees for a minimum of 8' pedestrian clearance.
2. Flip the sidewalk with the planting area along the west driveway, and provide canopy trees in this area.
3. Provide ISA Certified Arborist report for existing trees on site. There are some existing trees that appear to be of specimen quality. Be sure to illustrate and/or include the palms along the bridge as they are to be protected and remain.
4. Relocate the existing oaks to the west dies along Riverwalk.
5. Clarify proposed size and specification for Gumbo Limbo.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
2. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10.
4. 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: R16023

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination 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 a minimum 30-day review period by the City Commission or review and approval by the City Commission. In the case of the latter, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265). Attach all narratives provided to City Commission, if applicable, and Final DRC set.
- 4) Please note that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. The City is currently completing the final steps which will make 5,000 additional units available in the Downtown RAC in the near future. Staff will advise the applicant on the status of these units during the DRC approval process.
- 5) 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 re-platting. If re-platting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 6) Attach Adequacy Requirements and General Narratives to Final DRC sets.
- 7) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments.
- 8) Provide eye-level perspectives from east, west and south.
- 9) Building Design:
 - A. Implement additional design elements and quality façade treatments and materials as well as additional measures at ground level that will clearly distinguish the project, reflect the prominent location and context along the New River, and enhance variety in the architecture of Downtown buildings, with the intent of creating a more lively, human-scaled and pedestrian-friendly environment among a diversity of high-quality buildings;
 - B. Create more unity between the tower and pedestal. The tower should come down to the ground level in some form;
 - C. Provide a more positive public realm relationship between the building frontage and the Riverwalk. Re-orient the vehicular drop-off area to Las Olas Way to consolidate drop-off areas off the riverfront, similar to the Las Olas Riverhouse condition. Create a more seamless pedestrian experience along

the façade facing the New River that provides a transition through plazas, courts, seating areas and other landscape and design elements that create a more welcoming presence facing the Riverwalk;

- D. Provide restaurant/retail space in key ground floor locations. If market conditions do not warrant restaurant/retail at time of building completion, ground level spaces should be designed with flexibility and built-out to accommodate potential future restaurant/retail space that can be added if and when market conditions are favorable for restaurant/retail in this location, especially facing the New River. Please refer to the New River Master Plan and Public Realm Plan.
- E. Incorporate green roof elements to improve sustainability and energy conservation and to enhance the appearance from nearby high-rises, and extend the amenity deck northward to fully cover exposed parking area;
- F. Consider new FEMA flood regulations when designing how the building shapes the public realm. Ground-level transition between indoors and outdoors should be gradual, feel welcoming and as seamless as possible;
- G. In order to most effectively animate the pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
- H. 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 and/or incorporate these elements onto a seamless design treatment solution. Equipment should be centralized to the extent possible so it's not visible. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable;
- I. Coordinate ground level east façade elevation with corresponding plan;
- J. incorporate design, landscape, safety and lighting improvements that enhance the pedestrian experience and direct connection to the New River.

10) Streetscape Design:

- A. Coordinate streetscape improvements with the Downtown and New River Master Plan and discuss design and treatment coordination with adjacent projects along Las Olas Way to balance vehicular areas, drop off areas and pedestrian access and visible connection to the New River and Riverwalk;
- B. Enhance transition of the building frontage along the New River through distinct design treatments, plaza area, seating, landscape treatments, and consider paving patterns, safe pedestrian treatments across drive area crossing to the Riverwalk.
- C. Reduce width of entry drive curb cuts to 12'.
- D. Consider specialty paving on N. New River Drive East to visually connect building to Riverwalk.
- E. Show street width and sidewalk dimensions on site plan.
- F. Consider removing median from Las Olas Way in order to provide room for wider sidewalks and street trees.
- G. Widen and straighten 3rd Avenue walkway and further broaden at juncture with Riverwalk to frame views of River.
- H. 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.

11) 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.

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

- a. 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.
- b. 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.

13) 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.

- 14) As well as providing a nighttime rendering, 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.
- 15) 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.
- 16) This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. The applicant will notify the School Board Superintendent or designee of the proposed project and provide the City with a written response from the School Board prior to final DRC approval. Provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements will be satisfied.
- 17) 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.

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 16006	Zoning District:	RAC-CC
Project Name:	Residences of Las Olas	Character Area:	Downtown Core
Project Address:	215 N. New River East	Date of Review:	6-14-16

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. Provide parallel parking on Las Olas Way.		✓		
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. Place street trees between sidewalk and curb.		✓		
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. Species indicated along street are not shade trees.		✓		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			✓	
S11	Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials. Provide Dimensions.				✓
S12	Discourage curb cuts on "primary" streets. Reduce curb cuts on Las Olas Way. Alternatively, consider shifting vehicular drop off to Las Olas Way and consolidating curb cuts and drop off.		✓		
S13	Encourage reduced lane widths on all streets.			✓	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			✓	
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. Follow Local Street Section on Las Olas Way to allow sufficient space for 7' wide sidewalk and street trees.		✓		
S16	Bury all power lines in the Downtown Area. Provide documentation from utility companies.				✓

PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage). On Las Olas Way, follow street section for Local Streets Leading to River.		✓		
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. Redesign green areas to be accessible for public use by providing seating and other amenities and to create a more urban relationship between the building and Riverwalk.		✓		
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). Does not comply on east façade.		✓		
B4	Framing the street: encourage maximum building 'streetwall' length of 300ft. Provide dimensions.				✓
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. Provide shoulder on Las Olas Way and 3rd Avenue by re-orienting tower to place narrow end parallel to River. Tower should come down to ground level in some form.		✓		
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. Does not meet intent along Las Olas Way.		✓		
	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. Unlined parking levels will be plainly visible from Riverwalk and SE 3rd Avenue. Provide liner of habitable space on upper parking levels. Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. Provide details of garage screening. Photo detail provided appears not to illustrate actual garage screening. Will garage be enclosed?		✓		
B10	Encourage main pedestrian entrance to face street. Provide more urban relationship between building entrance and street.	✓			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations. Provide restaurant/retail in key ground floor locations. If market conditions do not warrant restaurant/retail at time of building completion, ground level spaces should be designed and built-out so that restaurant/retail can be added if and when market conditions are		✓		

favorable for restaurant/retail in this location.					
B12	Encourage pedestrian shading devices of various types. In redesigning streetscape along Las Olas Way, consider shading devices where there is no conflict with shade trees.		✓		
B13	Encourage balconies and bay windows to animate residential building facades.	✓			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).			✓	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor. See requirements for restaurant/retail in New River Master Plan comments.		✓		
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 alongside and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance). Provide distance dimension between Las Olas River House and proposed building.				✓
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.			✓	
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.			✓	
B23	Avoid drive thrus in the wrong places.			✓	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits). Provide more green area on amenity deck and roof. Extend north amenity deck to fully cover parking.		✓		
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. Building should be designed to contribute to the overall skyline composition of Fort Lauderdale. Views of the skyline from various angles and locations should be studied in skyline renderings. As this key location, at the intersection of the New River/Riverwalk and SE 3rd Avenue, is especially prominent, the building should have architectural/sculptural elements designed to be seen from the appropriate distances.		✓		
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core. Tower is encouraged to contribute to the skyline through an		✓		

architecturally expressive rooftop. Examples of design approaches include, but are not limited to: sculpted roof forms; terracing of uppermost levels; vertically expressive roof forms; unusually shaped roof forms; innovative 'green' elements; special materials and lighting integrated with the architecture of the building; and public uses and viewing decks at upper levels				
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 details of garage screening. Photo detail provided appears not to illustrate actual garage screening. Will garage be enclosed? Stucco is discouraged on first two floors.	✓		
Q4	Respect for Historic Buildings.		✓	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. Provide details, including sections, of garage screening. Photo detail provided appears not to illustrate actual garage screening.	✓		
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. Describe building sustainability program.			✓
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level. Does not meet intent facing Las Olas Way and SE 3rd Avenue.	✓		
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
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations. See restaurant/retail requirements in New River Master Plan DRT comments.		✓	
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. Call out materials on ground level section and renderings.			✓
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. Dimension floor-to-ceiling heights in detail sections.			✓
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating. Does not meet intent along Las Olas Way.	✓		
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth). Indicate locations and dimensions of shading devices.			✓

SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			✓	
SF8	Encourage well-designed night lighting solutions. <i>Provide nighttime rendering.</i>				✓

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. Provide shoulder on Las Olas Way and 3rd Avenue by re-orienting tower to place narrow end parallel to River. Tower should come down to ground level in some form.		✓		
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors. Explore more distinctive rooftop solutions.		✓		
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			✓	
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 Transportation and Mobility.					✓
T4 Encourage bike connections to transit stops and bike parking. Coordinate with Transportation and Mobility.					✓
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. 		✓			
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. Consider bike-sharing station on property.					✓
<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.) As parking is not required in the RAC-CC, provide narrative justifying parking count/rate.					✓
T8 Encourage green buildings, green site design and green infrastructure. Describe building sustainability program.					✓
T9 Create attractive, active and safe multimodal systems.				✓	
COMMENTS					
1. Coordinate street names between architectural plans and landscape plans.					
2. Provide 43rd level plan.					
3.					

CITY OF FORT LAUDERDALE

DOWNTOWN NEW RIVER MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

Case Number:	DRT 16006	Zoning District:	RAC-CC
Project Name:	Residences of Las Olas	Character Area:	River Park Promenade
Project Address:	215 N. New River East	Date of Review:	6-14-16

STREET DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation	✓			
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk	✓			
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide Follow section for Streets Leading to River. Sidewalks should be at least 7' wide, up to 10' wide. Dimension sidewalk widths.		✓		
S4	Discourage right turn lanes			✓	
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets. Follow section for Streets Leading to River. See S3 above.		✓		
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development Dimension width of walkway between building and 3rd Avenue bridge. Walkway should be at least 10' wide and lined with shade trees.				✓
STREET DESIGN EXAMPLES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Andrews Avenue				✓	
SE 3 rd Avenue Provide setback as required.			✓		
SW 5 th Avenue				✓	
Local Streets Leading to the River				✓	
SW 6 th Street between SW 4 th Avenue and Andrews Avenue				✓	
SW 7 th / 4 th Avenue				✓	
FEC Railway South of the River				✓	
BUILDING DESIGN GUIDELINES		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only) Tower is encouraged to contribute to the skyline through an		✓		

	architecturally expressive rooftop. Examples of design approaches include, but are not limited to: sculpted roof forms; terracing of uppermost levels; vertically expressive roof forms; unusually shaped roof forms; innovative 'green' elements; special materials and lighting integrated with the architecture of the building; and public uses and viewing decks at upper levels				
B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river			✓	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge Orienting narrowest dimension parallel to River would allow for setbacks on east and west facades.		✓		
B4	Along SW 6th Street (between SW 4th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area			✓	
B5	Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers			✓	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses			✓	
B7	Encourage active uses facing all public parks and public spaces Provide active uses along Las Olas Way and internalize back-of-house functions. Consider moving building entrance and drop-off to Las Olas Way to match condition of Las Olas River House and to move vehicular activity away from Riverwalk.		✓		
B8	Encourage courtyards surrounded by active uses for buildings facing SW 6th Street			✓	
B9	Encourage loading, building service, and parking access via alleys, wherever possible			✓	
B10	Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels	✓			
B11	Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus			✓	
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less Dimension distance between river-facing property line and entrances on Las Olas Way.				✓
B13	Parking garage and service access entrances are discouraged along public parks	✓			
B14	Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs			✓	

B15 Discourage surface parking lots with more than 10 spaces within 200' of the river's edge			✓	
ACTIVE BUILDING PROGRAM ALONG THE RIVER	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk. <i>Provide calculation on site data table. Consider swapping leasing office and river view lounge. Coordinate retail/spa/fitness square footage on plan and site data table.</i>		✓		
New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			✓	
Existing building on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.			✓	
New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk. <i>Provide restaurant(s) on ground floor. If market conditions do not warrant restaurants at time of building completion, ground level spaces should be designed and built-out so that restaurants can be added if and when market conditions are favorable for restaurants in this location.</i>		✓		

RIVER'S EDGE ACCESSORY STRUCTURES	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Accessory structures are generally allowed in Areas 1, 2, 3 and 4, however, they are not allowed where Riverwalk is less than 20' wide			✓	
Structures must be directly adjacent to river's edge			✓	
Structures shall not block major view corridors			✓	
The min. distance between any two structures is 250' in Zone 3, and 500' in Zones 1, 2 and 4			✓	
The max. Floor Area of any structure is 1,000 sf in Zone 3, and 2,500 sf in Zone 1, 2, and 4			✓	
The Max. Height of accessory structures is 15'			✓	
Accessory structures are allowed to project over the river on a case-by-case basis			✓	
Structures shall allow minimum clear pedestrian path width of 18' to riverfront buildings			✓	
CHARACTER AREA GUIDELINES	Meets Intent	Doesn't Meet	N/A	More Information

		Intent		Needed
1-A			✓	
1-B			✓	
1-C			✓	
2-A			✓	
2-C			✓	
3-A			✓	
3-B			✓	
3-C			✓	
4-A			✓	
4-B			✓	
4-C <i>As per 4-C in New River Master Plan, provide double row of trees along Riverwalk. Reduce amount of pavement at arrival area. Provide restaurant(s) facing Riverwalk.</i>		✓		
5-A			✓	

COMMENTS
1
2
3

June 28th, 2016

Case Number: R16023 Res. of Las Olas
215 New River Dr. East

CASE COMMENTS:

Please provide a response to the following:

1. Residential and retail unit's entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Residential and retail units should be pre-wired for an alarm system.
4. The parking garage should be access controlled to prevent access to non-residents or unauthorized vehicles.
5. All ground level stair doors should be egress only or access controlled.
6. All mechanical, electrical and maintenance rooms should be access controlled.
7. Bicycle and building storage areas should be access controlled.
8. 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, mail room, bike storage areas and any sensitive area of the site.
9. Elevators at the ground floor should be access controlled.
10. Retail tenant employees should only have access to their respective duty areas and not to the residential tenant amenities areas; (Pool, Fitness room, etc...)
11. Light reflective paint should be used in the parking garage to increase visibility and safety.
12. Emergency communication devices should be available at the pool areas, common areas and the parking garage.
13. The back door of the retail Spa (A2.0) should be access controlled and be equipped with a 180 degree peephole or view port for security.
14. The reception desk should be staffed while the building is open to the public.
15. 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: R16023

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. 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).
7. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
8. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
13. Provide letter from Chute Company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
14. Recommend trash chute accommodate recycling.
15. Draw equipment on plan to show it will fit in trash room.
16. 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.
17. 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 smccutcheon@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.

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

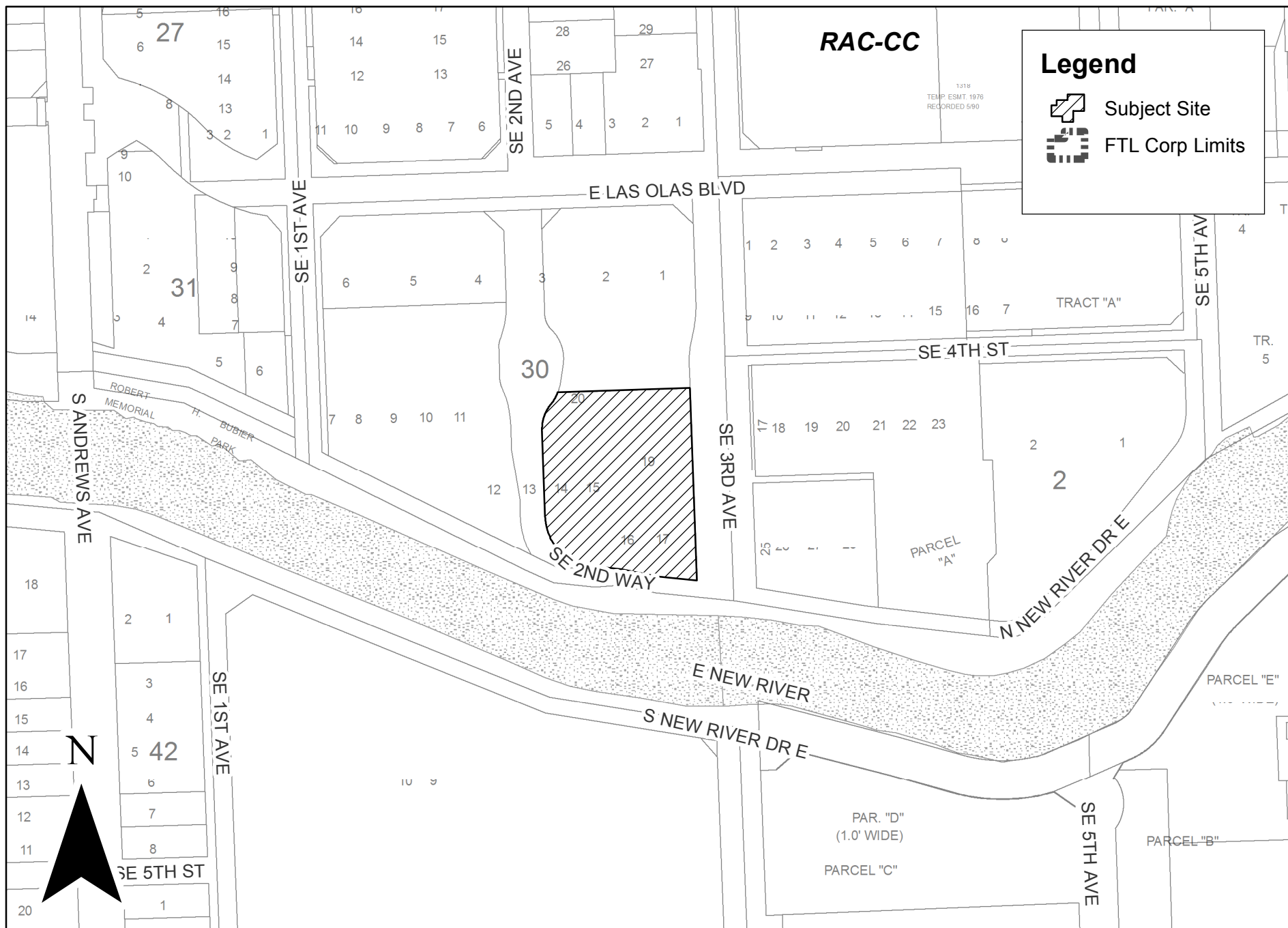
GENERAL COMMENTS:

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

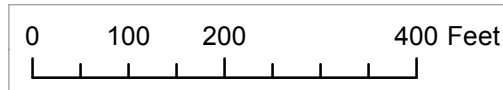
None

Case Number:
R16023

TRANSPORTATION COMMENTS MAY BE FORTHCOMING



R16023



Graphic Scale