

NORTH
DRC #
16056



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"/> Innovative Development (ID)	\$12,760.00
<input type="checkbox"/> Site Plan Level IV	\$ 4,590.00
<input type="checkbox"/> Site Plan Level III	\$ 3,500.00
<input type="checkbox"/> Site Plan Level II	\$ 2,470.00
<input checked="" type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA	\$ 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	The Las Olas Company Inc.
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	600 SE 4 Street, Fort Lauderdale, FL 33301
E-mail Address	jlh@zomusa.com (Jason Haun)
Phone Number	
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	Sarah Owen DelNegri / Flynn Engineering Services PA
Applicant / Agent's Signature	
Address, City, State, Zip	241 Commerical Blvd, LBTS, FL 33308
E-mail Address	sarah@flynnengineering.com
Letter of Consent Submitted	see attached

Development / Project Name	Las Olas Walk - NORTH
Development / Project Address	Existing: (multiple) New: 106 S Federal Hwy
Legal Description	see survey
Tax ID Folio Numbers (For all parcels in development)	504211110130, 504211110140, 504211110160, 504211110180, 504211110210, 504211110220, 504211110230, 504211110240, 504211110250
Request / Description of Project	Multi-Family Residential Development (8 stories)
Total Estimated Cost of Project	\$ (Including land costs)

Current Land Use Designation	D-RAC
Proposed Land Use Designation	D-RAC
Current Zoning Designation	RAC-EMU
Proposed Zoning Designation	RAC-EMU
Current Use of Property	Vacant / Parking Lots/Retail (11,244sf)/Office (1,216sf)
Number of Residential Units	329 (319,342sf)
Non-Residential SF (and Type)	1,704sf (bridge); 17,137sf (amenities); 46,893 (service)
Total Bldg. SF (include structured parking)	385,076sf
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		91,209sf / 2.09ac
Lot Density		158 units/ac
Lot Width		292.8' (north PL) / 338.4'(south PL)
Building Height (Feet / Levels)		85.0'/8 stories
Structure Length		320.2' x 250.8'
Floor Area Ratio		4.22
Lot Coverage	95% Max	57,780sf (63.3%)
Open Space		30,329sf (33.3%)
Landscape Area		10,052 (11.0%)
Parking Spaces	0	3 plus pkg agreement

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [W] US1	5.0' (MP Req. = 70' from CL)	74.2'
Side [E]	NONE	9.7' (southside) / 20.4' (northside)
Side [S] FRONT SE 2nd St	5.0' (MP Req. = 35' from CL)	35.0'
Rear [N] FRONT SE 1st St	5.0' (MP Req. = 35' from CL)	34.8'

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:

Print Name Sarah Owen DelNegri/ FES

Signature [Signature]

Date October 10, 2016

Staff Intake Review

For Urban Design & Planning Division use only:

Date _____

Received By _____

Tech. Specs
Reviewed By _____

Case No. _____

Page 3: Technical Specifications For Plan Submittal

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft. and acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Open space
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - Open space (in sq. ft.)
 - Landscape area (in sq. ft.)
 - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Waterway width, if applicable
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - Mechanical equipment dimensioned from property lines
 - Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
 - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
 - Traffic control signage
 - Catch basins or other drainage control devices
 - Fire hydrants (including on-site and adjacent hydrants)
 - Easements (as applicable)

B. DETAILS

1. Provide details of the following (Scale 1/4" = 1' min.)
 - Ground floor elevation
 - Storefronts, awnings, entryway features, doors, windows
 - Fences/walls
 - Dumpster
 - Light fixtures
 - Balconies, railings
 - Trash receptacles, benches, other street furniture
 - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)

For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:

- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN

1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min, must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
 - Site area (sq. ft. and acres)
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
 - Perimeter landscape area (including buffers adjacent to ROW)
 - Interior landscape area (30 sq.ft. per space)
 - Total trees required/provided (1 per 1,000 sq.ft. net lot area)
 - VUA trees required/provided (1 per 1,000 sq.ft. VUA)
 - VUA shade trees required/provided (3" caliper)
 - VUA shade trees required/provided (2-3" caliper)
 - VUA flowering trees required/provided
 - VUA palms required/provided
 - VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
 - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
 - Property lines
 - Easements (as applicable)
 - Landscape areas with dimensions
 - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
 - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
 - Plant list (note species, sizes, quantities and any appropriate specifications)
 - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
 - Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM

Foot-candle readings must extend to all property lines

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: October 25, 2016

Applicant: The Las Olas Company Inc.

Project Name: Las Olas Walk - North

Case Number: R16059

Request: Site Plan Level II: 329 Residential Units

Location: 116 S Federal Highway

Zoning: Regional Activity Center – East Mixed Use
(RAC-EMU)

Land Use: Downtown Regional Activity Center

Case Planner: Randall Robinson



Case Number: R16059

CASE COMMENTS:

Please provide a response to the following:

1. 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;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>



Case Number: R16059

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

- a. 10' Right-of-Way dedication along east side of S Federal Highway / SE 6th Avenue, to complete half of 120' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map); show linework in the plans and provide exhibit, as appropriate
- b. 25' corner chord Right-of-Way dedication on northeast corner of S Federal Highway / SE 6th Avenue & SE 2nd Street intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- c. 25' corner chord Right-of-Way dedication on southeast corner of S Federal Highway / SE 6th Avenue & SE 1st Street intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- d. 5' (min.) Right-of-Way Easement dedication along north side of SE 2nd Street, to complete half of 50' Right-of-Way section; show linework in the plans and provide exhibit, as appropriate
- e. 5' (min.) Right-of-Way Easement dedication along south side of SE 1st Street, to complete half of 50' Right-of-Way section; show linework in the plans and provide exhibit, as appropriate

CASE COMMENTS:

A. Prior to Final DRC Engineering review and sign-off, please provide a written response to the following comments in Section A:

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. US-1 / S Federal Highway – Florida Department of Transportation (FDOT)



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. (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Provide Civil Engineering drawings as part of DRC submittal, including: Erosion and Sediment Control Plan; Signing and Marking Plan.
6. Discuss status and provide background of existing alleys and easements shown on Map of Boundary and Topographic Survey: 10' Alley and 20' Drainage Encumbrance. Describe and provide documentation as to ownership of the portion of Himmarshee Canal located on this property.
7. Map of Boundary and Topographic Survey: Existing 20' Drainage Encumbrance incorrectly labeled as 10' wide.
8. Map of Boundary and Topographic Survey: Show and label existing storm drainage pipe (i.e. 66" RCP) that outfalls within 20' Drainage Encumbrance.
9. Provide site demolition and phasing plans for existing building structures and paved areas.
10. Sheet C1.0 – Discuss eastern property boundary transition of curb & gutter and public sidewalk improvements, on both the SE 2nd Street and SE 1st Street sides of the proposed development; coordinate with the City's Transportation & Mobility Department.
11. Sheet AJ-306N: Building encroaches within newly dedicated 10' FDOT Right of Way Easement along SE 6th Avenue (to be reviewed / approved by FDOT); describe if any structures or overhangs will remain within easement, and provide approval from FDOT.
12. Sheets AJ-201N to AJ-501N (9 sheets total): Show and label existing Right-of-Way, proposed Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate; label the horizontal clearance to the adjacent Right-of-Way and Easement boundaries (if applicable).
13. Per AJ-201N, AJ-202N, AJ-204N, AJ-205N, AJ-301N, AJ-305 & AJ-306N, show on Site Plan the proposed building overhangs (especially elevated enclosed pedestrian walkways above SE 2nd Street, and within S Federal Highway Right-of-Way dedication) that encroach into public Right-of-Way. Please be advised that any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs, signage, lighting, landscaping, special paving and stormwater improvements, 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.
14. Please note that proposed building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated sidewalk access easements.
15. Sheet C3.0 – Proposed route of realigned 66" RCP along SE 1st Street appears to occupy very large segment of City Right-of-Way; consider instead relocation on private development property within a



designated Utility Easement. Additional utility information will be needed prior to Final DRC approval of new storm drain infrastructure routing (i.e. underground subsurface locates, existing utility crossing data, etc.).

16. Sheet C3.0 – If proposed route of realigned 66" RCP along SE 1st Street and relocated 20' Drainage Easement is acceptable to FDOT and City Public Works Department, FDOT easement will be required in SE 1st Street for their perpetual maintenance access. Please be advised that building structures, such as proposed Pool Equipment Room, shall not be constructed within relocated 20' Drainage Easement.
17. FDOT maintenance requirements need to be clarified and discussed prior to Final DRC, as well as subsequent moving of easement vacation through approval process.
18. Retain Utility Easement rights over or reduce proposed Right-of-Way vacation area such that Himmarshee Canal, downstream of realigned 66" RCP drainage outfall, can be perpetually maintained (i.e. dredging, etc.) by the City.
19. Clarify intended tie-in point for proposed stormwater connection to FDOT's existing stormwater infrastructure in S Federal Highway. Coordinate proposed 66" RCP stormwater realignment along SE 1st Street with the City's Public Works Department – Utilities Engineer, Daniel Rey at (954) 828-7150 or drey@fortlauderdale.gov.
20. Provide stormwater pipe sizing calculations to show that proposed 66" RCP is adequate (coordinate size and extents of drainage area with FDOT and City's Public Works Department). Label existing stormwater invert and pipe slope information for segments immediately upstream and downstream of proposed re-routed infrastructure, and coordinate new manhole locations and pipe alignment with FDOT (for S Federal Highway Right-of-Way) and with City's Public Works Department (for SE 1st Street Right-of-Way) as appropriate.
21. Discuss conveyance of on-site drainage (including roof drains) for the proposed improvements, since it shall not be connected to the adjacent public storm drain system; per ULDR Section 47-25.2.B, adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface, whichever is greater.
22. Sheet C1.0: Remove onsite 'Guest Pick-Up / Drop-Off' angled parking stalls; consider providing separate lane parallel with driveway access to eliminate stacking issues.
23. Dimension typical roadway travel lane widths (and parking lane lengths / widths, as appropriate) on the Site Plan for the proposed development side of SE 2nd Street, SE 6th Avenue, and SE 1st Street.
24. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of SE 2nd Street, SE 6th Avenue, and SE 1st Street, to be located within City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate.
25. 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 development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with parking garage gate access if appropriate. Show and label on the Site Plan.



26. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Urban Flared Turnout' standard detail for all proposed driveway access points (i.e. Parking Garage, Loading Zone, etc.).
27. 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](#).
28. Provide and label typical roadway cross-sections for the proposed development side of SE 2nd Street, SE 6th Avenue, and SE 1st Street. Show proposed relocated 66" RCP (and City sewer and water mains) in SE 1st Street typical roadway cross-section.
29. Adjacent to the northeast corner of the property, the proposed curb & gutter on the south side of SE 1st Street doesn't match the existing curb & gutter; please reconcile.
30. Verify and discuss ADA accessibility design for sidewalk improvements along SE 2nd Street, SE 6th Avenue, and SE 1st Street, especially ground floor access to the new Las Olas Walk building (along the entire perimeter), as well as crossing proposed driveways, and connecting to existing sidewalk (at intersections and with adjacent property) as appropriate.
31. 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.
32. Clarify design intent of site grading in vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances.
33. 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.
34. Provide drainage pipes to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
35. 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.
36. 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 main 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.
37. 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](#).
38. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public right-of-ways of FDOT, BCHECD, and the City. Provide authorization as appropriate from FDOT, BCHECD, and the City for the existing and proposed connections between the on-site drainage system and public right-of-way.
39. 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.
40. 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). Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.
41. Show all existing and proposed utilities on the landscaping plans for potential conflict.
42. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
43. 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.



44. Please note 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; show and label in plans as appropriate.
45. Verify with Broward County Highway Engineering & Construction Division (BCHECD), their requirements for milling and asphalt pavement restoration in the vicinity of proposed road cuts for utilities and/or curb cuts within County Right-of-Way jurisdiction.
46. 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.
47. 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.
48. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Right-of-Way / Easement Dedication / Vacation Exhibit
 - b. Maintenance Agreement Area Exhibit
 - c. Revocable License Area Exhibit
49. 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. Especially coordinate undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.
50. 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 the following comments in Section B:

51. 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.
52. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHECD, and City right-of-ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also



execute a maintenance agreement with the appropriate FDOT, BCHECD, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way (and/or permanent easement) will be maintained by the Applicant throughout the life of the improvements.

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

53. 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 Dogniaux 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.
54. 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.
55. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
56. 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.
57. 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.
58. 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 (dvandingham@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.
59. 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).
60. 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.
61. 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.



62. 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.
63. 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: R16059

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 both structures may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduit be installed to support a BDA system. Conduit locations will need to be determined by a qualified BDA designer/installer with local knowledge. A qualified BDA designer/installer with local knowledge will need to take signal strength measurements within all areas of the structure after the shell, interior structures and windows are complete. A computer generated "heat map" showing the measured signal strengths within all areas of the proposed structure shall be required. If 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. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project. The BDA contractor shall provide signal strength calculations and computer generated heat maps showing measured signal strengths found within the completed building to the City's Assistant Telecommunications Manager.
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. All heat map documentation shall accurately depict interior partitions, support columns and other internal structures that can impact radio wave propagation.
5. Please review Chapter 1, Section 118 of the Broward County Building Code.

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please provide BDA contractor's name and contact information.

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 and heat maps will be required showing signal strengths expected after BDA installation and the proposed system design with equipment list. These plans shall be submitted through the Building Department as a BDA Permit Application to the Telecommunications Section for approval prior to issuance of a BDA permit.



Case Number: R16059

CASE COMMENTS:

Please provide a response to the following:

1. Within the RAC districts, newly planted street trees shall be limited to the species provided in the table ULDR 47-21.14.A.1.a. Confirm that this has been met. Likewise, confirm that street trees are a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. A minimum of 50% of the required street trees must be canopy trees.
2. As per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
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> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
4. 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.
5. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
6. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
 - g. provide mitigation calculations for trees and palms to be removed and relocated.
7. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.



9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

10. A separate sub-permit application for Tree Removal and Relocation and General Landscaping are required at time of master permit submittal.
11. 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.
12. 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: R16059

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 review and approval by the City Commission. 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).
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 Narratives provided to City Commission and Final DRC sets.
7. Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments.
8. Provide breakdown of parking provided between spaces serving residential and commercial uses. Consider reducing the amount of programming and number of parking spaces per residential unit to reduce the size of parking garage.



9. Relative to Building Design Plans:

- A. As proposed, the passage between US 1 and the vehicular arrival area and canal terminus and plaza appears very internalized and private. The view corridor from US 1 to the canal/pool area is not large enough in size and in relation to building as a whole. Provide design changes that help create a more inviting public space and view corridor leading to the canal and incorporate public amenities and design aspects that promote a seamless public realm experience. Consider incorporating liner uses that help create a destination i.e. café, outdoor seating space, water features;
- B. The public passageway should be increased in width and height. Consider architecturally significant features on the west façade in order to emphasize a welcoming experience and provide a more prominent presence along US 1;
- C. Provide a broader, more welcoming plaza area at east end of passageway at intersection with driveway;
- D. As described above, the project program requires appropriate balancing with open space, a superior public realm, public amenities and public access to plaza areas. As designed, the project currently provides limited provisions in this respect. For example, the areas that are presumably open to the public are designed in such a way that they could function as private spaces and the public use may be forgotten over time. Provide a clear design intent that promotes an appropriate balance between the level of programming proposed and public space provided. Identify and record a public access easement through the passageway and plaza areas terminating at the Himmarshee Canal and discuss these aspects as part of the application for vacation request
- E. Ground floor of North building facing US 1 should be redesigned to incorporate retail;
- F. At southwest corner, provide a visually-appealing architectural feature. Consider element that does not conform to the 90 degree arrangement of the rest of the facades;
- G. Provide greater articulation on west facades. Consider use of bay windows and more/longer balconies of varying lengths;
- H. Given the location and views of this project from (1) northbound US 1 coming out of the tunnel, (2) southward from Broward Blvd. and (3) pedestrian view northward from Las Olas Blvd. – all important in this highly prominent section of the Downtown – the west facades need to be more reflective of the prominent location.
- I. 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;
- J. In order to most effectively animate the pedestrian environment, ensure ground floor windows are of clearest glass allowed by Building Code;
- K. 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.
- L. As rooftops will be plainly visible from nearby high-rises, incorporate green roof elements to improve sustainability and energy conservation and to enhance the appearance from nearby buildings, provide green roof and amenities for residents on roof tops, as well as some sort of covering over roof-top parking spaces such as trellises.



10. Relative to Streetscape and Landscape Design Plans:
 - A. Revise street sections to on 1st Street, 2nd Street and 2nd Court to match Local Street section in Downtown Master Plan (DMP);
 - B. Provide a drop-off lane for guest pickup at North building
 - C. Indicate and provide concept plans indicating any proposed enhancements/treatment of canal perimeter areas, including any sea wall elements with respect to sustainability and the City's seawall ordinance;
 - D. Show all street width and sidewalk dimensions on site plan;
 - E. 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:
 - (1) Location and orientation of all proposed signage;
 - (2) Dimensions of any proposed signage (height, width, depth, etc.);
 - (3) Proposed sign copy; and
 - (4) Proposed colors and materials.
12. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - (1) 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 and coordinate potential location with TAM;
 - (2) 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;
 - (3) Relocate bike racks near building entrances and add additional bike racks as needed. Contact Karen Mendrala, 954-828-3798, KMendrala@fortlauderdale.gov, in Transportation & Mobility to determine appropriate number of bike-rack docks and bike storage lockers.
13. Expand phasing description to include the following:
 - (1) A general project schedule;
 - (2) Anticipated timing between Phase 1 and 2;
 - (3) Identification of all public realm improvements associated with each phase, any impacts and proposed mitigation measures. Please note additional follow up may be required and that completion of all public improvements will have to be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the City should the application be approved.
14. 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. Discuss the project's sustainable design features at DRC meeting.



15. Discuss proposed drainage plans with Engineering staff and provide analysis of area being drained into canal.
16. Site plan indicates structures placed over easement area. Please address and limit to minor landscaping improvements as reviewed and approved by Engineering and Landscape Representatives.
17. Provide documentation from the Florida Department of Transportation regarding no objection to the proposed easement vacation
18. 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.
19. 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.
20. 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.
21. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. Please provide total park impact fee amount due based on proposed programming. An impact fee calculator can be found at:
http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
22. 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.

1. 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.



2. 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.
3. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

4. 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 16011

Zoning District: RAC-EMU

Project Name: Las Olas Walk

Character Area: Near Downtown

Project Address: 100 S. Federal Hwy./200 S.
Federal Hwy.

Date of Review: 9-21-2014

PRINCIPLES OF STREET DESIGN	Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1 Maintain fine-grained street grid: discourage vacations. <i>If alley over canal must be vacated, public access to canal should be maintained.</i>		✓		
S2 Utilize Traffic Calming rather than blocking streets.	✓			
S3 Maximize on-street parking except on major arterials.	✓			
S4 Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). <i>Coordinate with Transportation & Mobility (TAM) Department.</i>				✓
S5 Maximize street trees on all Downtown Streets. <i>Provide shade canopy trees 50' on center.</i>		✓		
S6 Encourage location of primary row of street trees between sidewalk and street. <i>In order to effectively shade pedestrians, shade canopy trees should be placed between sidewalk and curb. See Local Street Section.</i>		✓		
S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. <i>Provide spacing dimensions.</i>				✓
S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. <i>Provide spacing dimensions.</i>				✓
S9 Encourage shade trees along streets, palm trees to mark intersections. <i>As arcade is proposed along US 1 on the north building, palms may be appropriate in that condition. However, canopy trees are required on all other frontages, as is customary.</i>		✓		
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. <i>Provide dimensions of street corner and driveway radii.</i>				✓
S12 Discourage curb cuts on "primary" streets.	✓			
S13 Encourage reduced lane widths on all streets. <i>Follow Local Street Section on SE 1st Street and SE 2nd Street. Follow US 1 section for that street, and provide dimensions.</i>				✓
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 Downtown Master Plan (DMP) Street Sections as appropriate and provide dimension of distance from building face(s) to centerline of r.o.w.s.				
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). Follow sections provided in DMP and dimension distance from building face to centerline of street. In general, most of the building "streetwall" should meet the build-to line, except in cases of special entry features, architectural articulation, or in the instance of well-defined public spaces.				✓
B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green' perimeter. Public access is to canal is strongly encouraged.				✓
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.			✓	
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.	✓			
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. On west façade of north building, provide architectural signal reflecting entrance to passage way.				✓
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 greater articulation on west facades. Consider use of bay windows and more/longer balconies.		✓		
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area). Clarify drawings to show that all ground floor residential units will be accessible from sidewalk.				✓
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. Provide nighttime renderings.				✓
B19	Mitigate noise pollution. Provide documentation of noise reduction measures.				✓
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).			✓	
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 section detail with dimension, showing relationship(s) between residential interiors and sidewalk.				✓
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). As rooftops will be plainly visible from nearby high-rises, provide green roof and amenities for residents on roof tops, as well as some sort of covering over roof-top parking spaces such as trellises.				✓
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. All facades should have the same level of special materials, variations and articulation as west façade of north building.	✓			
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 section detail(s) clearly illustrating nature of 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. Expand upon submitted narrative, and more thoroughly discuss project's response to natural environment, including consideration for green infrastructure and green energy and project 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. All facades should have the same level of special materials, variations and articulation as west façade of north building.	✓			
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. All facades should have the same level of special materials, variations and articulation as west façade of north building. Given the location and views of this project from (1) northbound US 1 coming out of the tunnel, (2) southward from Broward Blvd. and (3) pedestrian view northward from Las Olas Blvd. – all important in this highly prominent section of the Downtown – the west facades need to be more reflective of the prominent location. Along with architectural acknowledgement of the passage on the west façade of the north building. Consider embellishing proposed sign on NW corner of north building into a signature architectural element for the project.	✓			
STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations. To activate public realm and create signature public amenity, provide restaurant/retail space around Himmarshee Canal terminus. By proposing ground floor residential units facing a wide, high velocity stretch of US 1 as well as the Kinney Tunnel, project does not meet the intent of this design standard. Explore more appropriate ground floor uses in the south building facing US 1.		✓		
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. Provide architectural acknowledgement of passage entrance on west façade of north building.	✓			
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. On building section(s) dimension floor-to-ceiling height of ground level spaces fronting US 1 in north building.				✓
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical	✓			

	connections to outdoor seating.				
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth).	✓			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			✓	
SF8	Encourage well-designed night lighting solutions. <i>Provide nighttime renderings.</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.			√	
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			√	
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. Provide details of garage screening.					✓
<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. Indicate parking spaces 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 installation of a B-cycle bike sharing station as a valuable amenity for residents and visitors.		✓			
<ul style="list-style-type: none"> Offer flexible hours. 				✓	
<ul style="list-style-type: none"> Provide shared parking. Consider shared parking to reduce size of parking garage.					✓
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 breakdown of parking count, indicating amounts serving which uses and specify number of spaces planned per residential unit. Note that residential parking is not required in the Near Downtown Character Area.					
T8 Encourage green buildings, green site design and green infrastructure. Expand upon submitted narrative, and more thoroughly discuss project's response to natural environment, including consideration for green infrastructure and green energy and project sustainability program.					✓
T9 Create attractive, active and safe multimodal systems.		✓			
COMMENTS					
1. Note that bike storage and bike parking are two different things. One does not satisfy the other.					
2. As proposed, the passage between US 1 and vehicular arrival area/canal appears very internalized and private. The view corridor from US 1 to canal/pool area is not large enough in size and in relation to building as a whole.					

3. Project program requires appropriate balancing with open space, a superior public realm, public amenities and public access to plaza areas. As designed, the project provides limited provisions in this respect. For example, the areas that are presumably open to the public are designed such that they could easily function as private spaces and the public use forgotten over time. Provide a clear design intent that promotes an appropriate balance between the level of programming proposed and public space, and with the proposed vacation of the alley collocated with the Himmarshee Canal.

4. As designed, the north building seems to turn its back on the Downtown. Along with a generous connection to US 1, the space around the terminus of the Himmarshee Canal provides a unique and exceptional opportunity for the creation of an active, signature public open space in the heart of the “Venice of America.”

5.



Case Number: R16059

CASE COMMENTS:

Please provide a response to the following:

1. CCTV should be used at all entrance/exit points of the building including parking garage, lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, loading dock areas, service corridors, pavilion and pool area, areas where money is handled or stored, and common areas. CCTV should be monitored and recorded to a remote location.
2. The walkways connecting North and South buildings should be access controlled.
3. The use of electronic card access should be considered for all entrance doors, elevators, maintenance areas, and loading areas.
4. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
5. Stairwells should egress only first floor.
6. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
7. The residential lobby should provide a video call box for visitors.
8. Elevators should be access controlled if lobby is not locked
9. Consider pre-wiring units for alarm systems
10. Consider options of how to control the pavilion and pool area from unwanted activity/persons.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.



Case Number: R16059

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 included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
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. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
11. Recommend trash chute accommodate recycling.
12. Draw equipment on plan to show it will fit in trash room.
13. 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.
14. 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.
 - 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:

1. None



Case Number: R16059

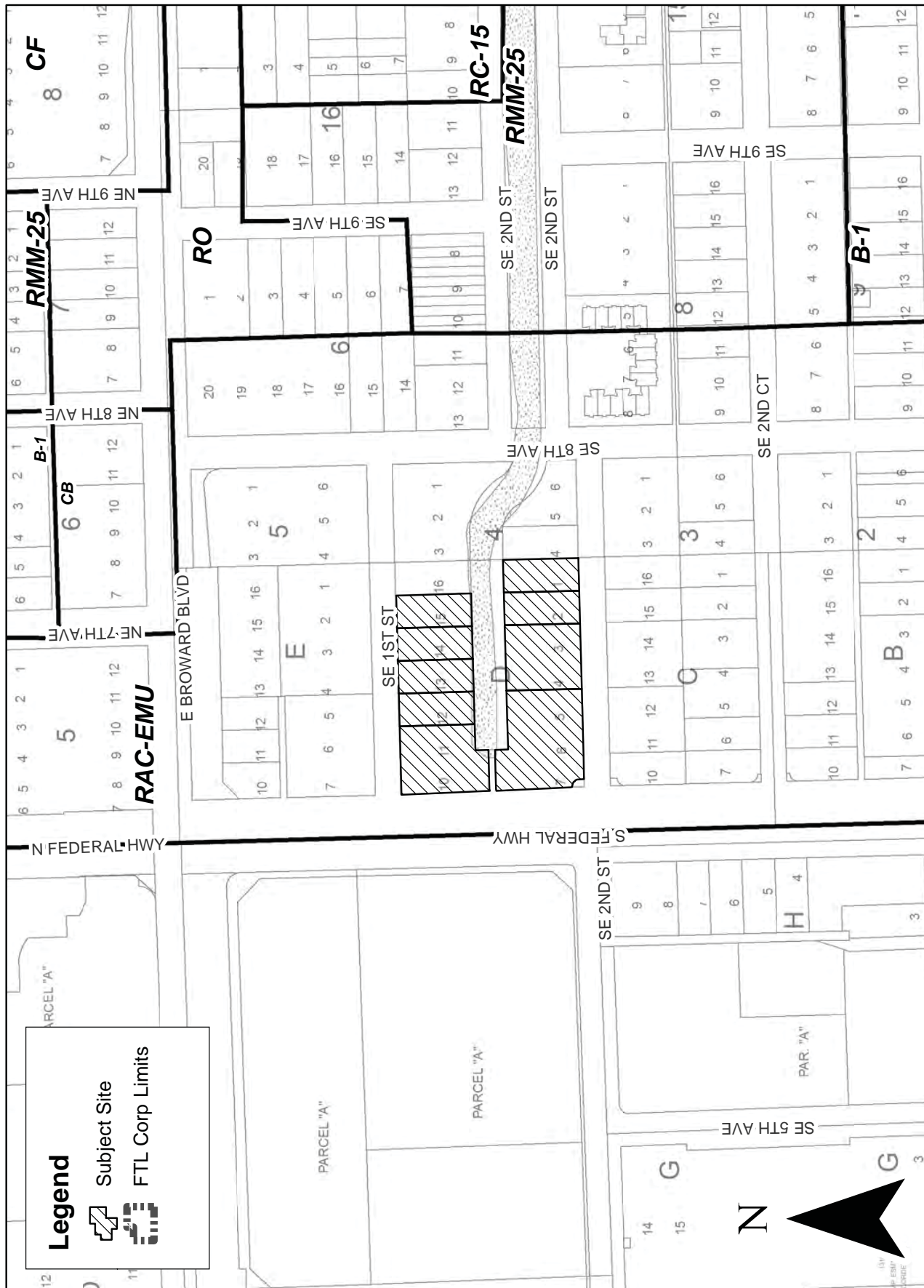
CASE COMMENTS:

1. Continue to coordinate with the Transportation & Mobility Department on the traffic study and impacts,
2. Additional comments may be provided upon further review.
3. Signature required.

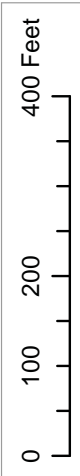
GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Alia Awwad at 954-828-6078 or aawwad@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.



R16059



Graphic Scale

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMapNew\DR20161025\R16059LocMap.mxd