

APPLICANT: Sunrise FTL Ventures, LLP
PROJECT: Sereno (formerly known as Ocean Park Residences)
CASE NO.: UDP-S25049
RE: Responses to DRC Comments Submittal
DATE: January 19 2026

I. ENGINEERING (Anabel Figueredo, afigueredo@fortlauderdale.gov, 954-828-6205)

CASE COMMENTS:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/plans through the city website.

RESPONSE: Request submitted on 11/7/2025 under ENG-CR-25110004.

2. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.

RESPONSE: Disposition of existing water, sewer and drainage infrastructure can be located on Plans C2 & C3. See architectural site plan on Sheet AR-001 for added note regarding the ongoing coordination with FPL for undergrounding the existing overhead powerlines within the ROW.

3. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.

RESPONSE: See revised site plan on Sheet AR-001 for added label of trash room and truck maneuvering.

II. LANDSCAPE (Mark Koenig, mkoenig@fortlauderdale.gov, 954-828-7106)

CASE COMMENTS:

***There are no Landscape review comments at this time.

1. Comments may be forthcoming after next review of new plans and written comment responses.

RESPONSE: Acknowledged.

GENERAL COMMENTS:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission.

RESPONSE: Acknowledged.

2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.

RESPONSE: Acknowledged.

3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

RESPONSE: Acknowledged.

4. 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

RESPONSE: Acknowledged.

III. DEVELOPMENT SERVICES DEPARTMENT (Dumy Moncion, dmoncion@fortlauderdale.gov, 954-828-6368)

CASE COMMENTS:

1. Per (47-25.2. B) Public Safety Communications network; Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged, a BDA system will be provided for the proposed project.

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

RESPONSE: Applicant has reviewed this section of the Code.

4. Please review Florida Statute 633.202 (18).

RESPONSE: Applicant has reviewed this statute and complies.

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

RESPONSE: Acknowledged.

GENERAL COMMENTS:

Please consider the following prior to submittal for Final DRC:

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

RESPONSE: Acknowledged.

Please consider the following prior to submittal for Building Permit:

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

RESPONSE: Acknowledged.

IV. URBAN DESIGN & PLANNING (Karlanne Grant, kgrant@fortlauderdale.gov, 954-828-6162)

CASE COMMENTS:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before May 13, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.

RESPONSE: Acknowledged.

2. This development permit is an amendment to the Site Plan Level IV application approved by City Commission through Resolution No. 25-245, Case No. UDP-S24024 for a 76-Unit Multifamily Residential Development and Five-Story Parking Garage with modifications to ir yard setbacks, building height exceeding 120 Feet, tower stepback, and tower separation. The yard modification was approved for 17 feet on the south façade of the garage structure (west building). The building height to exceed 120 feet was approved for the east building (residential building) to a maximum height of 144 feet. The modification of the tower stepback was approved for zero feet for the residential building and parking garage. The modification of the tower separation for the balconies to extend into the tower separation, varying between 21 feet, 3 inch to 27 feet.

RESPONSE: Acknowledged.

3. The application has indicated a request for a parking reduction. A separate fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.

RESPONSE: Acknowledged.

4. The proposed application requires review and recommendation by the Planning and Zoning Board (PZB) for the parking reduction and approval by the City Commission. A separate fee is required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Section 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on flash drive to the City Clerk. Please contact the project planner, Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162) for more information.

RESPONSE: Acknowledged. The fee will be paid when it appears in Lauderbuild for the case.

5. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to the (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and
 - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If

the applicant fails to submit the affidavit, the public hearing will be postponed until the next applicable hearing date after the affidavit has been supplied.

RESPONSE: Applicant will conduct the required public participation meeting sometime in January/February.

6. Pursuant to the City's Comprehensive Plan, the site is designated as Central Beach Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

RESPONSE: Acknowledged.

7. Pursuant to the City's Comprehensive Plan, the City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to unit and vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available units and trips will be allocated at the time of Final DRC approval, on a first come, first served basis. The City does not guarantee that any units and/or vehicular trips will be available at the time of Final DRC approval. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of units and trips as well as the proposed unit and trip allocation requested for the project.

RESPONSE: The Project was previously approved as a 76-unit multifamily development. The current proposal increases the residential units to 88 (+12 units), 113 hotel rooms, and 1,800 sf of commercial. See the revised traffic study for further clarification.

8. A Plat Determination Letter from Broward County Planning Council dated September 21, 2021 verified that the property would not need be required platted by policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement, however, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application.

RESPONSE: A Plat Determination Letter was provided with the previous approvals. There is no plat note on the plat nor are there non-vehicular access lines. Therefore, there is no need to amend the NVAL or plat note.

9. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for Final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor

issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

RESPONSE: The Applicant requested a Preliminary School Capacity Availability Determination from the Broward County School Board on December 11, 2025, and will provide it to the City upon receipt.

10. Provide the total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>

RESPONSE: Please see attached park impact fee calculation sheet for park impact fees, excerpt below:

Dwelling Unit Size	Qty	Price	Total
Less than 500 sq ft		x \$1650	\$0.00
501 to 1000 sq ft	86	x \$1875	\$161250.00
1001 to 1500 sq ft	2	x \$2175	\$4350.00
1501 to 2000 sq ft	0	x \$2375	\$0.00
2001 to 2500 sq ft	0	x \$2525	\$0.00
2501 to 3000 sq ft	0	x \$2625	\$0.00
3001 to 3500 sq ft	0	x \$2725	\$0.00
3501 to 4000 sq ft	0	x \$2825	\$0.00
More than 4000 sq ft	0	x \$2900	\$0.00
Hotel/Motel Rooms	113	x \$1250	\$141250.00

11. Applicant shall notify Broward County Emergency Management Department of the proposed project including the location and development program for hurricane evacuation route preparedness. Applicant shall provide documentation that notice has been sent prior to project proceeding to the Planning and Zoning Board.

RESPONSE: Notification letter (attached) was provided to crhall@broward.org and stewart@broward.org on 01/15/2026 at 11:14 AM, see attached correspondence.

12. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale’s Comprehensive Plan, Volume D, Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is low to moderate potential for the occurrence of significant archaeological resources within the subject property as outlined in the in the attached letter from the City's Archaeological Consultant, Coastal Archaeology and History Research, Inc., dated July 25, 2022.

If unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately, and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

RESPONSE: Phase 1 study was completed and sent to Trisha Logan as part of the 1st site plan approval. Please see email from Trisha Logan dated July 26, 2022 included with this re-submittal.

13. As proposed, the site plan lacks adequate connectivity to the public realm along Sunrise Boulevard and creates both physical and visual barriers to the pedestrian experience. Projects fronting Sunrise Boulevard should be designed to respond to and support the corridor's high levels of pedestrian and bicycle activity. At a minimum, the area adjacent to the retail and lobby entrance should incorporate improvements such as a wider, more inviting stairs with sense of place elements, additional building entrances oriented toward Sunrise Boulevard, and a creatively-designed plaza/seating area. Furthermore, the ground-floor ceiling height should be increased to a double- or triple-height condition to enhance the retail presence. Further emphasis is needed on architectural expression and the quality of building material finishes. Lastly, provide information regarding the location and design of signage for the retail component. See image examples below.



RESPONSE: Enhanced connectivity has been coordinated between Sunrise Boulevard and the commercial entrance, see revised site plan on Sheet AR-001 and revised renderings.

14. Provide the following changes to the Site Plan:
 - a. Provide setbacks from the property line to the face of all buildings for all yards; e.g. front, rear, etc. as indicated on the site plan data table. Additionally, the label of the dimension on the site plan indicates "Rear Setback," however the site plan data table has labels for two front yards. Update the plan and data table to indicate the rear yard.

RESPONSE: See revised Sheet AR-001 for clarified notations.

- b. Indicate on the plan where residential users' accessibility is accommodated for all container areas and dimensions and location for each unit. Provide programming for waste and recycling pick up.

RESPONSE: Residence have access to a trash chute on their unit levels that terminates at a trash room on the ground floor, dumpsters will be transported to pickup location on the east side by building staff as needed. See also attached Waste Management Letter for additional information.

- c. There are existing overhead utilities along NE 9th Court that will impact the proposed landscape plan, regardless of such remaining overhead or placed underground. Previous site plan indicated the overhead utilities to be buried. Update the current site plan with such information.

RESPONSE: See revised Sheet AR-001 for added note to clarify that existing FPL lines will be relocated underground, coordination with FPL is in ongoing.

15. Provide the floor plans for level five to 13 and include the hotel rooms.

RESPONSE: Note for "TYPICAL" floor added to Level 04 Hotel/Condo building on Sheet AR-112.

16. Clarify if sheet AR-205, labeled Residential East & West Elevation, should include the hotel component. If so, update sheet accordingly.

RESPONSE: Confirmed – the hotel units are included in the east building. Sheet A-205 has been revised to clarify enlarged elevation location.

17. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment included but not limited to air conditioners, compressors, generators, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:

- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening.

RESPONSE: See Sheets AR-113 and AR-114

- b. Provide a cross section of the roof plan for the residential and hotel building, including dimensions.

RESPONSE: See Sheet AR-311

- c. Identify the location of equipment on building elevations by outlining the equipment with dash lines.

RESPONSE: See revised Sheets AR-201, -202, and -203.

- d. Revise the tower design to include greater variation and a more visually cohesive form, including the integration of mechanical screening into the overall building massing.

RESPONSE: Efforts have been made to generate interest with architectural curved forms, materials, and methodologies of structure that are consistent with the overall building.

- 18. Note the following regarding parking and the proposed parking facility:
 - a. Per the survey provided, a parking agreement is recorded for the property and is noted on sheet AR- labeled 111, 0100-0200 Level, to be provided and accommodated through the building valet service.

RESPONSE: Acknowledged.

- b. Note that all proposed mechanical parking is subject to a valet parking agreement pursuant to Section 47-20.18.

RESPONSE: Acknowledged.

- c. Consider exploring other designs and materials for the parking garage screening.

RESPONSE: See revised renderings per Josh Bailey’s conversation with Karlanne Grant on 12/16, concerning the contrast in materials where the garage screening has been revised to contrast more with the stucco banded portions of wall.

- 19. Provide additional renderings of the project from pedestrian level perspectives, night-time/dusk renderings, and ensure the renderings accurately reflect the proposed project. The pedestrian level perspective renderings should clearly indicate how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping. Renderings should be within close proximity to the residential/hotel building along Sunrise Boulevard and NE 9 Court. Additional pedestrian level perspective should include Sunrise Boulevard eastbound.

RESPONSE: See response to comment 18.c.

- 20. Extend values on photometric plans to all property lines. Show values pursuant to the ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.

RESPONSE: See revised site photometrics on Sheet L-8.

- 21. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed, and provide notes on the site plan and building elevations regarding compliance with Section 6-49.

RESPONSE: Please note that site is considerable distance from the shoreline, though efforts have been made to remain sensitive to the environment. See revised Site photometrics on Sheet L-8 , and revised Garage Photometrics on Sheets AR-401 and -402; please note that the site is roughly a quarter mile from the shoreline.

22. Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of floodplain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.

RESPONSE: Project is at 7.4 NAVD finished floor (garage and hotel/condo building).

23. Consider employing green practices throughout the project including, but not limited to charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.

RESPONSE: Efforts have been made to maintain efficiency in the building that meets or exceeds code minimum standards for green practices.

24. Consider placement of public art on the development site. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the southwest portion of the site.

RESPONSE: The Applicant has considered this, but at this time does not intend to provide public art.

25. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.

Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.

All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.

RESPONSE: See added Sheet AR-501 for Preliminary Construction Staging Plan.

GENERAL COMMENTS:

26. Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period.

RESPONSE: Acknowledged.

27. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162) to review project revisions and/or to request notification for signoffs by applicable disciplines.

RESPONSE: Acknowledged.

V. TRAFFIC ENGINEERING (Benjamin Restrepo, brestrepo@fortlauderdale.gov, 954-828-4696)

CASE COMMENTS:

1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, vertically stacked, tandem, bicycle, loading, etc.). UDLR Sec. 47-20.2.-Parking and loading zone requirements.

RESPONSE: See tables provided on Sheet AR-001.

2. The parking data table does not correctly calculate the residential parking requirements per section 47-20.2 of the City of Fort Lauderdale UDLR. The parking data table shall show the unit count and area of the proposed use, the city's parking rate, the required parking for each proposed use and the proposed parking for each proposed use.

RESPONSE: Per determination from City, the applicant can request a parking reduction for the residential uses in the Central Beach RAC. Applicant is requesting to reduce the parking ratio for the multifamily units to 1.28/unit. All other uses are parked per code.

3. All parking must be provided in accordance with design and construction standards of the UDLR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.

RESPONSE: See Site Plan, Garage floor plans in AR-110 series of sheets, and Sheet AR-115.

4. If the parking demand can not be met on site, the total unit count will need to be reduced since residential developments outside a regional activity center cannot apply for a parking reduction.

RESPONSE: Per determination from City, the Central Beach districts are considered Regional Activity Center zoning districts. Therefore, applicant can request a parking

reduction for the residential uses in the SLA zoning district which is a Regional Activity Center zoning district. Applicant is requesting to reduce the parking ratio for the multifamily units to 1.28/unit.

5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.

RESPONSE: See site plan for SU-30 class truck maneuvering from service drive and garage floor plans for added AASHTO P-class vehicle maneuvering.

6. Any proposed drainage well, manhole, pull box, etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.

RESPONSE: Acknowledged

7. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.

RESPONSE: Acknowledged, grades are provided on sheet C2 and dimensional information is provided on Sheet AR-001, and CODE DATA Note #1 prescribes accessibility requirement.

GENERAL COMMENTS:

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

RESPONSE: Acknowledged.

2. Please note that any work within City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

RESPONSE: Acknowledged.