

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24073



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S24073
PROJECT NAME	315 NE 3 rd Street
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	City Commission Approval
REQUEST	Design Deviation Request to Increase Podium Height and Reduce Tower Separation for 607 Multifamily Units and 3,727 Square Feet of Commercial Use and Affordable Housing Density Incentive Requests in the Downtown Regional Activity Center
APPLICANT	Arosa Developers, LLC.
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	401 NE 2 nd Street
ABBREVIATED LEGAL DESCRIPTION	Geo M Phippens Subdivision B-146 D A Por Of Lots 13 Thru 16 Blk B
ZONING DISTRICT	Regional Activity Center – City Center (RAC-CC)
LAND USE	Downtown Regional Activity Center
COMMISSION DISTRICT	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 18, 2024
EXPIRATION	June 16, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Yvonne Redding, Urban Planner III

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.
2. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
3. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.
4. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
5. Interior exit stairways shall terminate at point where an exterior exit door is readily visible and identifiable per section 1028.1.1.1 of the 2023 FBC.
6. Show that the openings in the exterior walls adjacent to the east and west property lines meet the requirements of Table 705.8 of the 2023 FBC.

GENERAL COMMENTS

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

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

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

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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

- a. Prior to issuance of Final Certificate of Occupancy (C.O.), record a permanent 5' permanent Right-of-Way Easement along north side of NE 2nd Street, to complete half of 50' Right-of-Way section. Show/label delineation in the plans prior to Final DRC sign-off.
- b. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along north side of the adjacent NE 2nd Street to accommodate portion of pedestrian clear path for public access sidewalk (coordinate minimum required width with UD&P Case Planner and DSD-Traffic staff) located beyond public Right-of-Way. Show/label delineation in the plans prior to Final DRC sign-off.
- c. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along south side of the adjacent NE 3rd Street to accommodate portion of pedestrian clear path for public access sidewalk (coordinate minimum required width with UD&P Case Planner and DSD-Traffic staff) located beyond public Right-of-Way. Show/label delineation in the plans prior to Final DRC sign-off.
- d. Prior to issuance of Final C.O., record a 10' x 15' (min.) permanent Water Easement for 6-Inch water meter located within the proposed development (for City Maintenance access), adjacent to NE 2nd Street Right-of-Way. Show/label delineation in the plans prior to Final DRC sign-off.

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. ALTA/NSPS Land Title Survey: Confirm if existing 'Sanitary Manhole' (i.e. RIM EL. 5.11) and 'Sanitary Manhole' (i.e. RIM EL. 5.12) located just beyond west property boundary and northeast of existing 12-Story Building "Nola Lofts Condominium", are instead part of a drainage well that was constructed with and serves the adjacent Nola Lofts project. Please provide updated survey as appropriate.
 - a. If so, confirm if this existing drainage well structure encroaches within the Subject '315 NE 3rd Street' property, and conflicts with the proposed #UDP-S24073 development.
3. Sheet AR-001 (Site Plan):
 - a. Since Site Plan Data Table includes additional 52 parking spaces provided for the adjacent 'Nola Lofts' residents (per the Declaration of Easement No. 107911989, recorded 05/22/2008 at Broward County records), label their location in the proposed parking garage.
 - b. Discuss/demonstrate where the adjacent 'Nola Lofts' residents would temporarily park during construction of the Subject development.



- c. Along the adjacent NE 2nd Street R/W (i.e. westbound side of street), label width of pedestrian clear path for public access sidewalk (coordinate minimum required width with UD&P Case Planner and DSD-Traffic staff) adjacent to each what appears to be proposed tree grates for Live Oak trees.
 - d. Depict existing public access sidewalks/widths adjacent to proposed development along NE 2nd Street and NE 3rd Street, and how proposed sidewalk/pedestrian clear paths will transition with existing sidewalks.
 - e. Regarding proposed NE 3rd Street 'Garage Entrance' Driveway Access, confirm if Left Turn In/Left Turn Out vehicular movements will be prohibited, due to vehicular crossing of two sets of solid double yellow lines spaced 2' or more apart (i.e. within the existing striped median/lane shift taper area).
 - f. Show/label existing curb & gutter along the adjacent NE 3rd Street eastbound travel lane and paved shoulder area (i.e. south side of street), as depicted on ALTA/NSPS Land Title Survey.
 - g. Depict harmonization between existing curb & gutter and proposed curb & gutter along the adjacent NE 3rd Street, especially near northwest corner of proposed development.
 - h. Show/label existing stormwater inlet (within curb & gutter), concrete power pole, concrete light pole, and pedestrian sidewalk access handrails located within adjacent NE 3rd Street R/W (i.e. near northeast corner of proposed development, if they are slated to remain), as depicted on ALTA/NSPS Land Title Survey.
 - i. Along the adjacent NE 3rd Street R/W (i.e. eastbound side of street), label width of pedestrian clear path for public access sidewalk (coordinate minimum required width with UD&P Case Planner and DSD-Traffic staff) adjacent to existing concrete power pole and concrete light pole (if they are slated to remain), and adjacent to each 'Proposed Street Lamp Post'.
4. Sheets AR-001 (Site Plan) and AR-111 (Level 01 Floor Plan): Elevation of driveway connection between NE 3rd Street public access sidewalk and 12% ramp (i.e. 3'-10" NAVD) is not consistent with Civil Sheet C2 (i.e. 4.10 NAVD to 4.50 NAVD); please reconcile and update plans as appropriate.
 5. Sheets AR-111 (Level 01 and 02 Floor Plan) and AR-112 (Level 03 and 04 Floor Plan): Dimension length and width of each ADA parking stall, width of adjacent access aisle, and depict ADA accessible route between ADA parking stalls and nearest building entrance such that users will not be compelled to walk or wheel behind other parked vehicles.
 6. Sheets AR-111 (Level 01 and 02 Floor Plan) thru AR-115 (Level 09 and 10 Floor Plan):
 - a. Dimension typical parking stall length and width in each row of parking stalls.
 - b. Label length of each vehicular drive aisle ramp slope.
 7. Sheet AR-115 (Level 09 and 10 Floor Plan):
 - a. Since Detail 3/Triple Stacking depicts 19'-9" vertical clearance, confirm with DSD-Traffic staff if this minimum vertical clearance provided is sufficient.
 - b. Demonstrate that bottom of 'Pool' depicted on Floor 11 above (i.e. Sheet AR-116/Level 11 Floor Plan) does not conflict with 'Triple Stacking' depicted on Level 10 Floor Plan below.
 - c. Label vehicle ramp length between Level 09 and Level 10, to demonstrate that ramp slopes depicted provide sufficient vertical rise between these floor levels.
 8. Sheets AR-201 (Building Elevations), AR-202 (Building Elevations) & AR-301 (Streetscape Sections):
 - a. Show/label proposed Sidewalk Easement adjacent to NE 2nd Street R/W, to accommodate portion of pedestrian clear path for public access sidewalk (coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond public Right-of-Way and existing Utility & Sidewalk Easement.



- b. Show/label proposed Sidewalk Easement adjacent to NE 3rd Street R/W, to accommodate portion of pedestrian clear path for public access sidewalk (coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond public Right-of-Way.
- c. For each Building Elevation and Streetscape Section, label the equivalent NAVD elevation for one of the floor elevations (such as 'Level 1').
- d. Confirm that proposed building does not encroach beyond existing east and west property boundaries as graphically depicted, and revise Sheet AR-201 (North – Exterior Elevation) and Sheet AR-202 (South – Exterior Elevation) as appropriate.

9. Sheet C2 (Conceptual Paving, Grading & Drainage Plan):

- a. Confirm if existing 'Sanitary Manhole' (i.e. RIM EL. 5.11) and 'Sanitary Manhole' (i.e. RIM EL. 5.12) located just beyond west property boundary and northeast of existing 12-Story Building "Nola Lofts Condominium", are instead part of a drainage well that was constructed with and serves the adjacent Nola Lofts project.
 - i. If so, confirm if this existing drainage well structure encroaches within the Subject '315 NE 3rd Street' property, and conflicts with the proposed #UDP-S24073 development.
- b. Show/label proposed concrete flared driveways (i.e. instead of with curved radii) per FDOT Standard Plans Index 522-003, for driveway connections between proposed development and adjacent City R/W (i.e. NE 2nd Street and NE 3rd Street).
- c. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across proposed SE 2nd St and SE 3rd St driveway connections.
- d. Label flowline Grate Elevation for each proposed drainage inlet, RIM Elevation for each proposed Drainage Well, and size/length of each stormwater pipe and exfiltration trench.
- e. Provide and label typical roadway cross-sections for the proposed development side of NE 2nd Street and NE 3rd Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
 - i. Show/label on cross-sections the boundaries for existing R/W, existing "9.92' Utility & Sidewalk Easement", proposed R/W Easement, and proposed Sidewalk Easement(s).
- f. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.

10. Sheet C2 (Conceptual Paving, Grading & Drainage Plan) – Fronting adjacent NE 2nd Street R/W:

- a. Show/label proposed 'Service Drive' intersecting NE 2nd Street at the outer edge of westbound travel lane, instead of at the back edge of westbound parallel parking lane.
 - i. As a result, shift proposed 2' Valley Gutter/Drop Curb (that crosses 'Service Drive') towards NE 2nd Street centerline, such that it's aligned with existing 2' Valley Gutter fronting 'The Rise' project to the east, which should leave an approximate 10' width asphalt travel lane (westbound) along the adjacent NE 2nd Street.
 - ii. Along the shifted location of proposed Drop Curb (that crosses 'Service Drive') which is adjacent to NE 2nd Street westbound travel lane, transition to Type F Curb & Gutter through flare (on each side of the concrete flared driveway), and then angle Type F Curb & Gutter at 45 degrees to connect with Type F Curb & Gutter at back edge of westbound parallel parking lane.
 - iii. Show/label proposed spot elevations (and existing spot elevations as appropriate) to demonstrate how street drainage (along this NE 2nd Street frontage) will be conveyed to 'New Curb Inlet'.
- b. Elevations of driveway connection between NE 2nd Street public access sidewalk and 'Service Drive' (i.e. 4.70 NAVD to 5.00 NAVD) are not consistent with Architectural Sheets AR-001 and AR-111 (i.e. 3'-10" NAVD); please reconcile and update plans as appropriate.



- c. Elevations of building access to/from NE 2nd Street public access sidewalk (i.e. 5.50 NAVD) are not consistent with Architectural Sheets AR-001 and AR-111 (i.e. 3'-10" NAVD); please reconcile and update plans as appropriate.
- d. Between existing 'Catch Basin Grate EL. 4.48' and existing 'Storm Manhole RIM EL. 5.37', show/label existing connecting stormwater pipe and exfiltration trench.

11. Sheet C2 (Conceptual Paving, Grading & Drainage Plan) – Fronting adjacent NE 3rd Street R/W:

- a. Regarding proposed 'Garage Entrance' Driveway Access, confirm if Left Turn In/Left Turn Out vehicular movements will be prohibited, due to vehicular crossing of two sets of solid double yellow lines spaced 2' or more apart (i.e. within the existing striped median/lane shift taper area).
- b. Show/label existing curb & gutter along the adjacent NE 3rd Street eastbound travel lane and paved shoulder area (i.e. south side of street), as depicted on ALTA/NSPS Land Title Survey.
- c. Depict harmonization between existing curb & gutter and proposed curb & gutter along the adjacent NE 3rd Street, especially near northwest corner of proposed development.
- d. Show/label existing stormwater inlet (within curb & gutter), concrete power pole, concrete light pole, and pedestrian sidewalk access handrails located within adjacent NE 3rd Street R/W (i.e. near northeast corner of proposed development), as depicted on ALTA/NSPS Land Title Survey.
- e. Label disposition of existing stormwater inlet (i.e. within curb & gutter), concrete power pole, concrete light pole, and pedestrian sidewalk access handrails located within adjacent NE 3rd Street R/W.
 - i. Confirm with DSD-PW staff if this inlet and connecting pipe (with Storm Manole RIM EL. 3.95) should remain and the inlet adjusted to grade.
 - ii. Please be advised that any proposed relocation of existing City street lights needs to be agreed upon by the City's Parks and Recreation department (DSD-ENG staff is typically the liaison to coordinate with the City's Facilities Manager).
 - iii. Please be advised that if any existing City street lights will be out of service for more than 15 days, then temporary street lights will typically be required.
- f. Elevations of driveway connection between NE 3rd Street public access sidewalk and 'Garage Entrance' (i.e. 4.10 NAVD to 4.50 NAVD) are not consistent with Architectural Sheets AR-001 and AR-111 (i.e. 3'-10" NAVD); please reconcile and update plans as appropriate.

12. Sheet C3 (Conceptual Water & Sewer Plan):

- a. Label size/material of existing City water mains and sewer mains located within the adjacent NE 2nd Street R/W and NE 3rd Street R/W.
 - i. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility atlas maps and as-built plans adjacent to the proposed development.
 - ii. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed conceptual engineering plans (i.e. utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
- b. If existing City water main located within the adjacent NE 2nd Street R/W is smaller than the proposed 8" DIP Fire Service connection, please confirm with DSD-PW staff (i.e. the reviewer of water/sewer Capacity Request #ENG-CR-24120005 submitted for this project) if the proposed #UDP-S24073 development will need to upsize this City water main so that sufficient capacity can be provided.
- c. Show/label delineation of proposed 10' x 15' (min.) permanent Water Easement, such that it's centered on the 6-Inch water meter located within the proposed development (for City Maintenance access).



13. Sheet L.02 (Planting Plan):

- a. Show/label all existing and proposed City utility infrastructure located within the adjacent City Right-of-Way (as depicted in the Civil plans) to help identify potential conflicts. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances per City guidelines to/from City's public infrastructure (i.e. minimum 5 feet and 10 feet horizontal clearance separation is required between city utilities infrastructure and proposed small and medium/large trees, respectively), to allow for continued Public Works maintenance without obstruction. Ensure separation is provided and include a note regarding horizontal clearance requirements on the landscape plans.
 - i. Along adjacent NE 2nd Street frontage, show/label existing 'Catch Basin Grate EL. 4.48' and existing 'Storm Manhole RIM EL. 5.37', show/label existing connecting stormwater pipe and exfiltration trench, and mitigate any conflicts between existing drainage infrastructure and proposed landscaping.
 - ii. Along adjacent NE 3rd Street frontage, show/label existing stormwater inlet (i.e. within curb & gutter), stormwater pipe connecting to 'Storm Manhole RIM EL. 3.95' (per the Civil Plans), concrete power pole, concrete light pole, and mitigate any conflicts between existing drainage infrastructure and proposed landscaping.
 - iii. Dimension clear horizontal offsets between proposed trees and existing City utility infrastructure.
 - iv. Please be advised that proposed trees located within the existing "9.92' Utility & Sidewalk Easement, O.R.B. 38964 Page 26" along the adjacent NE 2nd Street R/W, may require 'No Objection' letter from the City's Public Works Department.
 - v. Please be advised that existing concrete light pole is missing on Sheet AR-401 (Level 01 Floor Plan – Photometrics).
 - b. Dimension proposed trees to be installed a minimum 4 feet (clear horizontal offset) beyond curbs when adjacent to travel lanes along the adjacent NE 2nd Street and NE 3rd Street.
14. 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.
15. Provide reasonable assurances that the drainage system (including exfiltration trench and catch basin manhole structures) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:
- a. A detailed plan demonstrating that the structures are accessible by equipment required to maintain the system, and how the system will be replaced in the event of failure.
16. Please be advised that proposed pedestrian lighting along the adjacent City Right-of-Way requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
17. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb & gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
- a. Please be advised that Applicant shall be responsible for maintenance of proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.



18. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.
19. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Development Services Development for Maintenance of Traffic.

Please provide a statement describing potential impacts to public right-of-way during construction of the development. This statement shall describe, but not limited to:

- Potential roadway and sidewalk closures, including phasing and duration.
- Use of pedestrian overhead canopy to maintain pedestrian travel.
- Impacts to public parking areas and parking arrangements for construction personnel.
- Crane operations
- Describe the construction impacts of the proposed design on the adjacent areas (right-of-way, properties, etc.) and the unique limitations of the site such as proximity to major roadways and waterways.

20. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
21. Additional comments may be forthcoming at the DRC meeting and once additional/revised information is provided on plans.

Advisory Comment:

1. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.



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CASE COMMENTS:

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is located in a Special Flood Hazard Area, AE 6, The minimum elevation is 7.4 ft NAVD. This includes all ancillary areas servicing the residential area. Residential area of mixed use buildings may not be floodproofed.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Refer to FEMA Technical Bulletin 3: Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings.
2. Refer to FEMA P-2037: Flood Mitigation Measures for Multi-Family Buildings.
3. Additional comments may follow pending submission of the complete plan set.

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CASE COMMENTS:

Please provide a response to the following.

1. Existing *Ligustrum japonicum* (#14-17) are Small specimen-sized trees as per recent update to the City's Tree Preservation Ordinance. ULDR 47-21.15.G.10: Proposed specimen tree removal requires submittal of an equivalent value evaluation report determined by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition".
2. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 7 feet canopy clearance provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. Please verify that specifications meet minimum requirements on Plant Legend, Sheet L.02 Planting Plan, and revise if necessary.
3. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on landscape plans.
4. 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. This requirement shall apply to SW 5th Street and SW 2nd Avenue tree plantings as well as SW 3rd Avenue.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
5. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
6. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities. Please note and illustrate this on landscape plans.
7. Shade trees must be located a minimum of fifteen feet away from structures, as per ULDR Section 47-21.9. F.1. Please illustrate this clearance on landscape plans, and revise where in conflict.
8. 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. Please specifically note and illustrate this on landscape plans.



9. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please revise if in conflict.
10. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

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. A copy of the amended ordinance shall be made available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.
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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. 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.

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CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. There should be a secured valet key management system for the vehicles on site.
16. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
18. Due to the size and scope of the development, full-time security should be employed.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S24073

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 the 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 radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
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. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash shoot please answer 12,13,14.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. 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.
16. Submit a Solid Waste Management Plan on your letterhead containing the 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 Gwoolweaver@fortlauderdale.gov . The letter***



should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers 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:

Please provide specific details of solid waste and recycling collection per building



Case Number: UDP-S24073

CASE COMMENTS:

1. Traffic Study is under review and comments are forthcoming.
2. NE 2nd Street is classified as a minor collector and requires a total right of way width of 60 feet. This proposed development shall dedicate of 10 feet along NE 2nd Street to the public right of way to complete the half section of 60 feet right of way.
3. 52 parking spaces shall be provided for “Nola Lofts” per the Declaration of Easement No. 107911989, recorded 05/22/2008 at Broward County records.
4. Identify where on the plans the “Nola Lofts” 52 parking spaces are to be located.
5. Demonstrate where the ‘Nola Lofts’ residents would temporarily park during construction of the Subject development.
6. This proposed development is proposing to remove three (3) metered parking stalls from NE 2nd Street. This proposal shall be required to pay a mitigation fee for the permanent displacement of these three (3) metered parking stalls to the city of Fort Lauderdale’s Transportation and Mobility Department. Please provide confirmation from Morgan Dunn mdunn@fortlauderdale.gov from the Transportation and Mobility department that a fee was agreed to.
7. 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, vertical stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
8. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
9. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. The minimum inbound stacking requirement is five stacking spaces, the minimum outbound stacking requirement is one stacking space.
10. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
11. Mechanical lift parking or Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:
 - a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.
 - c. If the above conditions cannot be met, then a valet parking must be provided.



12. Vertical tandem parking spaces are prohibited to be placed on parking ramps or any grade that is greater than 2%.
13. Vertical tandem for two vehicles shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 14 feet in clear height above the parking space entrance level.
14. Vertical tandem for three vehicles shall have the following dimension 18 feet stall length 8 feet 8 inches stall width with minimum of 21 feet in clear height above the parking space entrance level.
15. Include a schematic of the vehicular lift system meeting the above listed criteria that will be used with the plan set.
16. A valet parking agreement shall be required for the proposed parking layout since the parking stalls are not assigned to a specific unit requiring 2 or more parking spaces.
17. Identify where on the plans the valet operation will take place and where the vehicles will be picked up and dropped off.
18. Identify on the plans which parking floors are valet parking only floors.
19. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
20. Per section 47-20.16.3 of the city of Fort Lauderdale ULDR Parking spaces need not be immediately accessible provided spaces are arranged so that no more than two (2) parking spaces would be crossed in parking any vehicle.
21. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
22. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight



triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.

23. 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.
24. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle).
25. Depict where the garage ends on the top floor and how vehicles are to exit once reaching the top.
26. Provide a minimum of 7 feet wide sidewalk on **NE 3rd Street and NE 2nd Street**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. The back of sidewalk shall be placed on the right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line.
27. 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.
28. 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.
29. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
30. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S24073

CASE COMMENTS:

Please provide a response to the following:

- 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 *June 16, 2025*, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
- 2) Pursuant to ULDR, Section 47-27, Notice Procedures, Site Plan Level II applications in Downtown RAC are subject to public notice prior to the DRC meeting and conduct a public participation meeting minimum 30 days prior to preliminary staff approval for application to proceed to City Commission.
- 3) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 4) This application is subject to approval by the City Commission for proposed deviations to the Downtown Master Plan (DMP) for building height, podium height, tower separation, and encroachment into the tower separation. The applicant will be required to submit a separate application fee if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. 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.
- 5) The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 6) Provide additional information in the plan set for: (1) a sheet that depicts how the project transitions to the adjacent sites and will be consistent with the street design, (2) a sheet that graphically identifies the DMP design elements located on the project design, (3) context sheet that includes proposed projects, (4) update design detail sheet that includes all architectural elements. Ensure the entire site plan package is updated with current information and renderings are accurate.
- 7) Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to RAC or flex unit availability at the time of site plan approval on a first come, first served basis. The applicant is proposing to utilize affordable housing density bonus pursuant to ULDR, Section 47-23.16 and provide a payment in lieu of constructing affordable housing units. Applicants providing a payment in-lieu shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,900 per unit for the total number of units within



the development with an annual increase of three percent per year, which for 607 units is \$6,616,300 (2025). In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. One hundred percent of the payment in-lieu shall be paid to the City of Fort Lauderdale at the time of building permit issuance. In addition, the applicant should provide an analysis in table format that compares number of units permitted without any deviations to the number of units proposed by this application.

- 8) As proposed, the building is significantly larger in size and scale than the immediate surroundings. The overall development program is excessive given the size of the parcel, which is only exacerbated with the requested deviations, and results in a project that is not compatible with the surrounding built environment including recent developments. Furthermore, the applicant has not demonstrated that the proposed deviations meet the design intent for the applicable design element. The applicant should address the following: (1) ground level design, (2) architectural podium design, and (3) adjust tower placement. Below is a summary of each item above along with examples images. More detailed information is also provided throughout the planning comments.

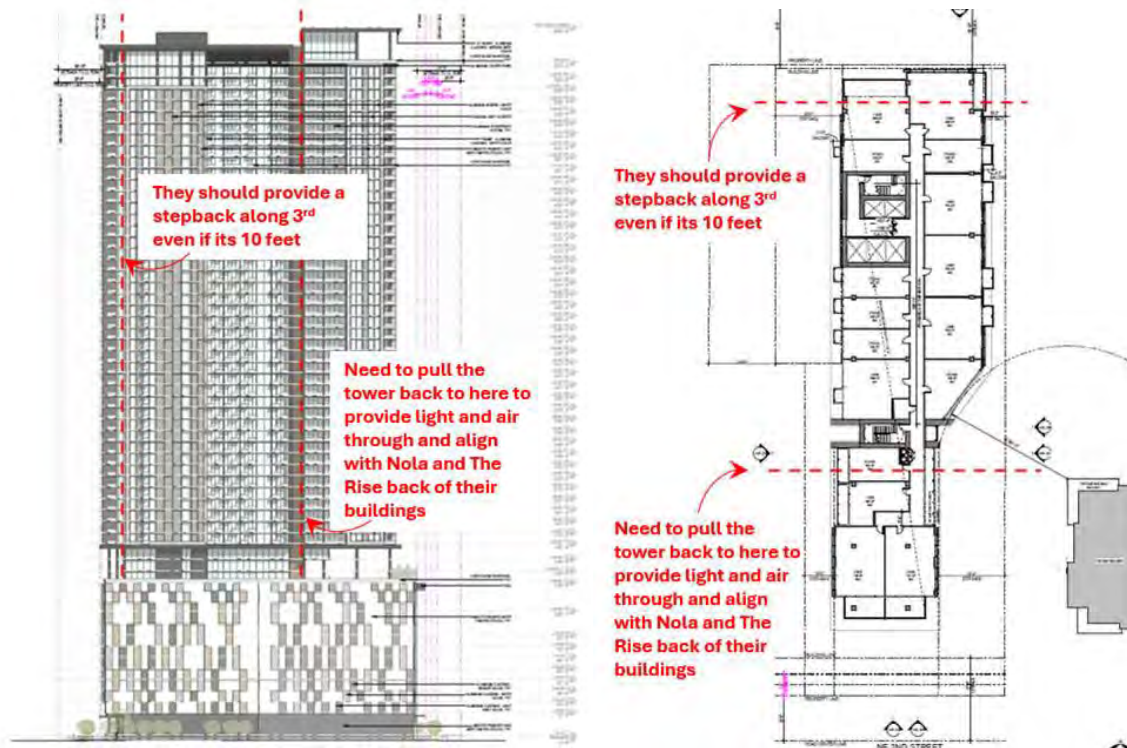
- (1) *Ground level design.* It is the intent of the DMP to provide higher floor to ceiling heights, especially on the ground floor, to enhance the overall public realm experience. The portions of the building facing primary and secondary streets should have taller ceiling heights to create dramatic and elegant building forms with a compelling street presence and sense of arrival. In addition, the DMP encourages richer material palettes, more intensive details and lighting for the street level, and high-quality durable exterior materials. A rich layering of architectural elements throughout the building, with special attention to the ground floor and podium façade need to be provided. See images.



- (2) *Architectural podium design.* The additional podium height to accommodate stacked parking or storage of equipment exceed the maximum number of floors for the podium, which factors into the overall building height, and lacks mitigation for the additional podium height. Higher floor to ceiling heights, especially on the ground floor, enhance the overall public realm experience and use of mezzanines mitigate the impact. *Note:* Stacking or additional floor area such as mezzanine levels will require Florida Building Code review and approval as well as a backup mechanical repair plan if stacked equipment fails. See images below.



- (3) *Adjust tower placement.* The tower separation measurement should be shown to the closest building wall perpendicular to the new building. The tower does not meet the 30 feet separation requirement to adjacent properties on either side of the site; however, given there is existing development (Nola Lofts and The Rise), the tower should be shifted north to allow for light and air to the residential balconies at The Rise as well as articulate the design along NE 2nd Street. Furthermore, the tower should be setback a few feet along NE 3rd Street as well. See below.



- 9) Provide detailed narrative addressing the criteria regarding the proposal to provide an Affordable Housing Payment in Lieu Fee in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing. Include the total number of units being requested through the in Lieu Fee request.



- 10) The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. S-12, Eliminate curb cut on primary street (3rd).
- b. S-8, Provide cross sections to show horizontal clearance is being met.
- c. S-7, Provide measurements to show street tree spacing
- d. Provide adequate stepback above podium along ROWs.
- e. S-16, Existing overhead powerlines along NE 3rd Street shall be placed underground. Provide information on street cross sections how this will be accommodated and note the plans accordingly.

Principles of Building Design and Storefronts

- a. B-1, building does not maintain a consistent streetwall with adjacent buildings.
- b. B-3, the podium exceeds the maximum streetwall height. Applicant has not provided justification or demonstrated that the requested deviation meets design intent.
- c. B-9, Upper levels of the parking podium need to be screened with exceptional architectural solutions especially given the deviation request for higher podium.
- d. B-20, Provide tower separation to the north and east properties. Applicant has not provided justification or demonstrated that the requested deviation meets design intent.
- e. B-22, Increase ground floor ceiling height in relation to overall building height. A minimum of 28 feet along NE 3rd Street should be provided.

Quality of Architecture

- a. Q-1, Provide skyline drama above last habitable floor. See images below.
- b. Q-2, Provide expressive tower top design that adds to the overall skyline. In addition, the roof top screening of equipment should be enhanced and incorporated into the tower top design. See images below

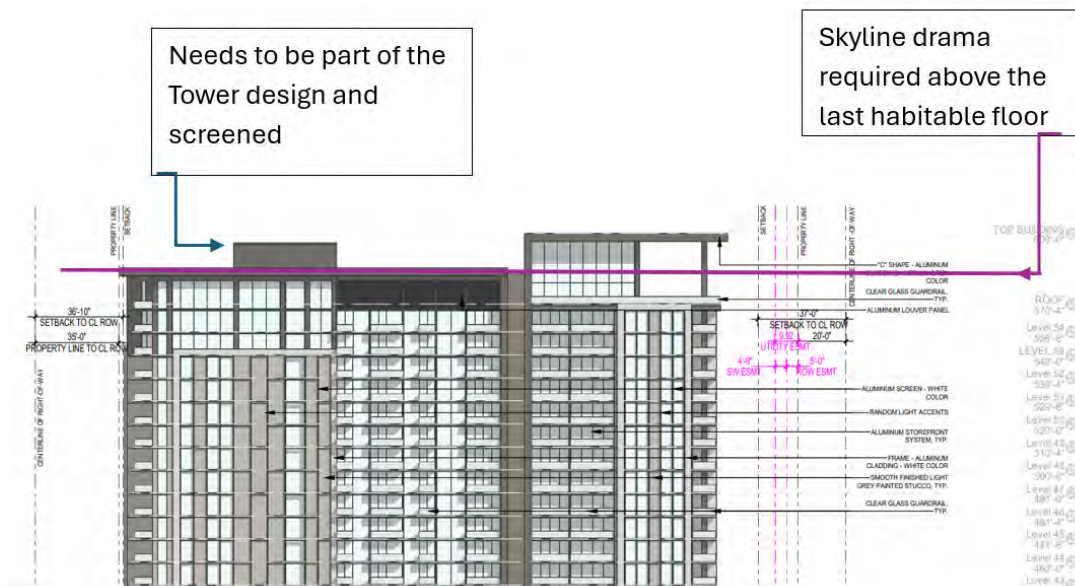


- 11) Provide the following changes on site plan/floor plans:

- a. Indicate location of dedicated parking as required for Nola Lofts. This parking should be easily accessible and cannot be valet or stacked. Include the details in the site data table.
- b. The proposed tower floorplate should be reduced and shifted to align with adjacent existing buildings.
- c. Provide a minimum of 10-foot stepback along NW 3rd Street.
- d. The ramp access along NE 3rd Street should be reoriented to run perpendicular to the building.



- e. Clarify the roof floorplan, habitable height is measured above the proposed units. The roof plan (AR-119) includes units. The roof plan should be shown above the habitable units.
- f. On sheet AR-116, clarify level 11.5 of the amenity deck.
- g. Habitable height should be measured to the top of the "roof top bar".



- 12) Provide the following changes on elevations:
 - a. Provide stepback along 3rd, minimum 10 feet from should of podium
 - b. Tower along 2nd should be stepback to align with Nola Lofts and the Rise.
 - c. Confirm the number of floors proposed, including the amenity level and parking podium.
 - d. The roof height should be shown above the habitable units.
 - e. Ensure spandrel glass needs to be frosted or including other glazing.
- 13) The ground level design and podium facing NE 3rd Street, as the primary street, should be enhanced and provide for a significant focal/arrival entry design with high-quality building material and have a relation to the tower design above. As previously stated, due to the size and scale of the overall project, the ground floor height should be increased to a minimum of 28 feet. This would result in a stronger building presence along the primary street. The following images are being provided as examples.



- 14) Provide a detailed roof plan depicting the proposed location of rooftop equipment with spot elevations of the equipment, parapet, and screening material. Provide a detailed, close-up elevation of the tower top design and include screening material product information to ensure adequate screening and ensure that the screening is an integral part of the tower top design.
- 15) If a temporary construction is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. If the temporary construction staging area will be proposed at another location, you will need to apply under section 47-19.2.GG, which is subject to City Commission call-up.
- 16) Pursuant to Section 47-13.20. E, Open Space, provide detailed information on open space in the site data consistent with ULDR requirements and provide a separate sheet in the site plan set for open space that depicts the various open space requirements. Staff recommends color coding the open space information to clearly identify what areas are being counted as open space.
- 17) 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.
- 18) Park impact fees are assessed and collected at time of building permit application per each hotel room and each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>



- 19) Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination or NE 3rd Street, and whether the project is located along a planned bike network.
- 20) In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained **prior to City Commission review**.
- 21) 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.
- 22) Staff reserves the right to provide additional comments based on applicant's revised plans and responses.
- 23) An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes.

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

1. Provide a written response to all DRC comments within 120 days.
2. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
3. 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.
4. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



DESIGN REVIEW TEAM (DRT) COMMENTS

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

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

CASE NUMBER:		NOTES: - Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. - Principles marked "yes" / "no" indicate if project meets intent of guideline - N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:		
PROJECT ADDRESS:		
REVIEW DATE:		
CASE PLANNER:		
CONTACT INFORMATION:		

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

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.			X	
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).	X			Provided on 3rd
S5	Maximize street trees on all Downtown Streets.				Need to show spacing
S6	Encourage location of primary row of street trees between sidewalk and street.	X			
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.				More info
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet				More info Need cross section
S9	Encourage shade trees along streets, palm trees to mark intersections.	X			
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			NA	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.			NA	
S12	Discourage curb cuts on "primary" streets.		X		Remove cut on 3rd
S13	Encourage reduced lane widths on all streets.			N/A	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			N/A	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.	X			Show building lines along 2nd
S16	Bury all power lines in the Downtown Area.				More info
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	X			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	X			



B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).		X		Exceeds maximum
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet	X			
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area	X			Provide chart per floor
B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.	X			
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.				Show tower separation to the north and east
B8	Surface parking: discourage frontage and access along 'primary' street.		x	N/A	
B9	Parking garages: encourage access from secondary streets and alleys.		x		consolidate
B10	Encourage main pedestrian entrance to face street.	x			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	x			
B12	Encourage pedestrian shading devices of various types.	x			
B13	Encourage balconies and bay windows to animate residential building facades.				More information - Provide recessing and projecting
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			N/A	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor		X		Increase ground floor to ceiling height in comparison to building height
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			N/A	
B17	Discourage development above right-of-way (air rights).			N/A	
B18	Mitigate light pollution.				Eliminate lighting facing TAM or switch renderings accurate
B19	Mitigate noise pollution.				More information
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.		X		Need deviation
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			N/A	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.				Reorient Ramp should be



					perpendicular to the building
B23	Avoid drive-thrus in the wrong places.			N/A	
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).		X		
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.		X		Provide drama above last habitable floor
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.		X		Verify with Engineering
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				On AR-119 show correct units Measure to roof
Q4	Respect for Historic Buildings			N/A	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored				West side lighting Spandrel glass needs to be frosted or ...
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.	X			
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	X			More info
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	X			More info
STOREFRONTS		YES	NO	N/A	MORE
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.	X			Correct labels
SF3	Encourage durable materials for ground floor retail and cultural uses.	X			
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.	X			Not to scale for the building size Show height
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).	X			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls	X			



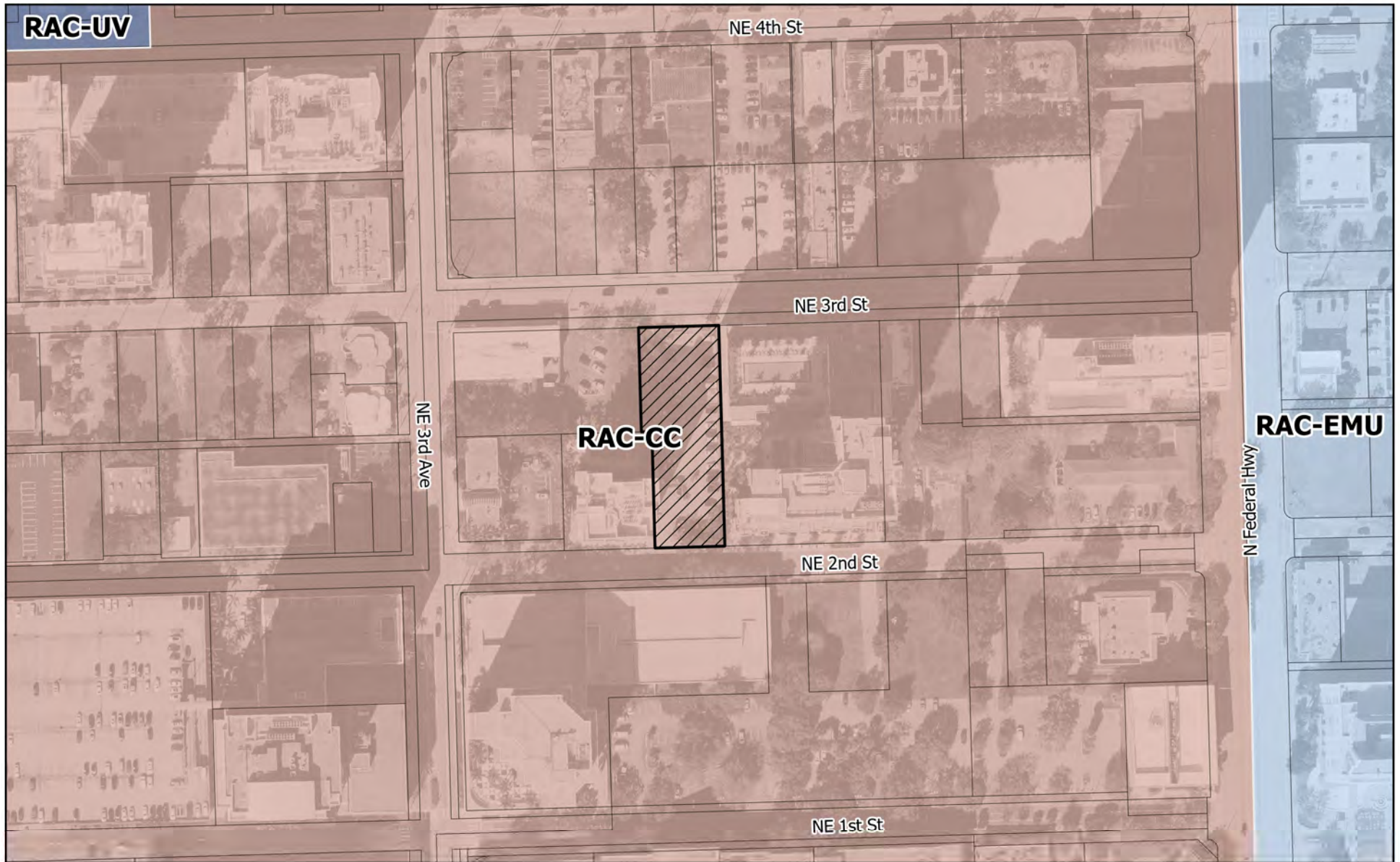
SF8	Encourage well-designed night lighting solutions	X			
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INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max				Deviation Adjacent Nola same height
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.		X		
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.		X		
CHARACTER AREA (APPLICABLE AREA: NEAR DOWNTOWN)		YES	NO	N/A	MORE
2A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 7 floors max with min 15-foot stepback on portion over 7 floors.				
2B *ULDR*	Maximum building height of 30 floors.				
2C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings up to 30 floors: 12,500 GSF floorplate max.				
CHARACTER AREA (APPLICABLE AREA: URBAN NEIGHBORHOOD)		YES	NO	N/A	MORE
3A *ULDR*	Frame street with appropriate streetwall height: 6 floors max				
3B *ULDR*	Townhouses are a suitable option, especially on alley blocks.				
3C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 8 floors max with a min 12-foot stepback on portion over 6 floors: 16,000 GSF floorplate max. -Residential: 6 floors max or 12 floors max as a conditional use, with a min 12-foot stepback on portion over 6 floors: 10,000 GSF floorplate max. <i>Note: projects proposing above 6 floors are subject to conditional use criteria as Site Plan Level III.</i>				
TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE
T2	Discourage land uses that are incompatible with transit and walkability.				
T3	Encourage pedestrian connections to transit stops and bike parking.				
T4	Encourage bike connections to transit stops and bike parking.				
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided.				



	Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles				
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.				
T8	Encourage green buildings, green site design and green infrastructure.				
T9	Create attractive, active and safe multimodal systems.				



UDP-S24073

Legend

- Fort Lauderdale
Municipal Boundary Line
- Tax Parcel selection 5

400

Feet

