



Case Number: R18025

CASE COMMENTS:

Please provide a response to the following:

1. 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 Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - 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 available hearing date after the affidavit has been supplied.
2. In addition to the public participation requirements of ULDR, as stated above, the applicant is strongly encouraged to conduct follow-up meetings with the neighborhood associations located within three hundred feet (300') of the development site and those adjacent neighborhood associations that may be impacted by development (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
3. This application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (ULDR Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at jhetzel@fortlauderdale.gov or 954-828-5019.
4. The site is designated 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.
5. Development applications in the Central Beach RAC are subject to residential unit and vehicular trip availability at the time of DRC approval, and will be allocated units and trips at the time of site plan approval on a first come, first served basis. Applicant shall confirm the status of the availability of units and trips prior to project approval.
6. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.



conjunction with parking, absorbs much of the frontage on Alhambra and Sebastian Streets. This function should be internalized to the extent possible to provide for more active uses. Provide for more active uses and better ground floor interaction for the building frontage facing Birch Road.

22. Provide the following changes to elevations and podium :
 - a. Label and identify all materials on the elevations including architectural elements at the pedestrian level;
 - b. Expand the information for all building materials with more extensive details and additional images;
 - c. Incorporate exceptionally creative and quality design screening solutions for any garage podium elements that are not lined with active uses to create an elegant building form with compelling street presence;
 - d. The screening and design elements for the bike storage area are unclear;
 - e. Increase the visual interest of the tower tops, providing for building skyline presence that is reflective of a world class destination;
 - f. Provide a floor to ceiling distance within a range of 18 to 21 feet for the first floor level with emphasis of the frontage along Seabreeze Boulevard;
 - g. Provide creative, innovative building illumination especially for the top of the tower and ground floor of the project while meeting the requirements in City Code of Ordinances, Chapter 6, Article III, Sea Turtle regulations. Note, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting.
23. A public access easement will be required for those portions of sidewalk that are located on private property. Separate graphic depicting such areas should be provided.
24. Provide additional pedestrian level renderings for key locations around the project such as the southeast corner of Sebastian Street and Seabreesze Boulevard, from the open space area between A1A and Seabreesze Boulevard looking toward the project, northeast corner of Alhambra Street and Seabreesze Boulevard, marina park, frontage along Seabreeze Boulevard, and main pedestrian/vehicular entrances to the project.
25. Additional detail drawings and cross sections are needed for areas where there are elevation changes such as the stairs adjacent to the outdoor dining, the frontage on Sebastian Street, and the change in elevation between the project and open space area and open space leading to the beach.
26. Coordinate with the Transportation and Mobility Department regarding the necessary pedestrian improvements to cross Seabreesze Boulevard.
27. Provide more information regarding the rooftop mechanical equipment and proposed screening. Architectural screening should blend with the overall design of the project and be designed as an integral feature to the tower design. Metal louver screening should be replaced with more substantial architectural elements and material due to the high visibility of this project. In addition, provide spot elevations demonstrating adequate screening of mechanical equipment.
28. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. 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>
29. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain

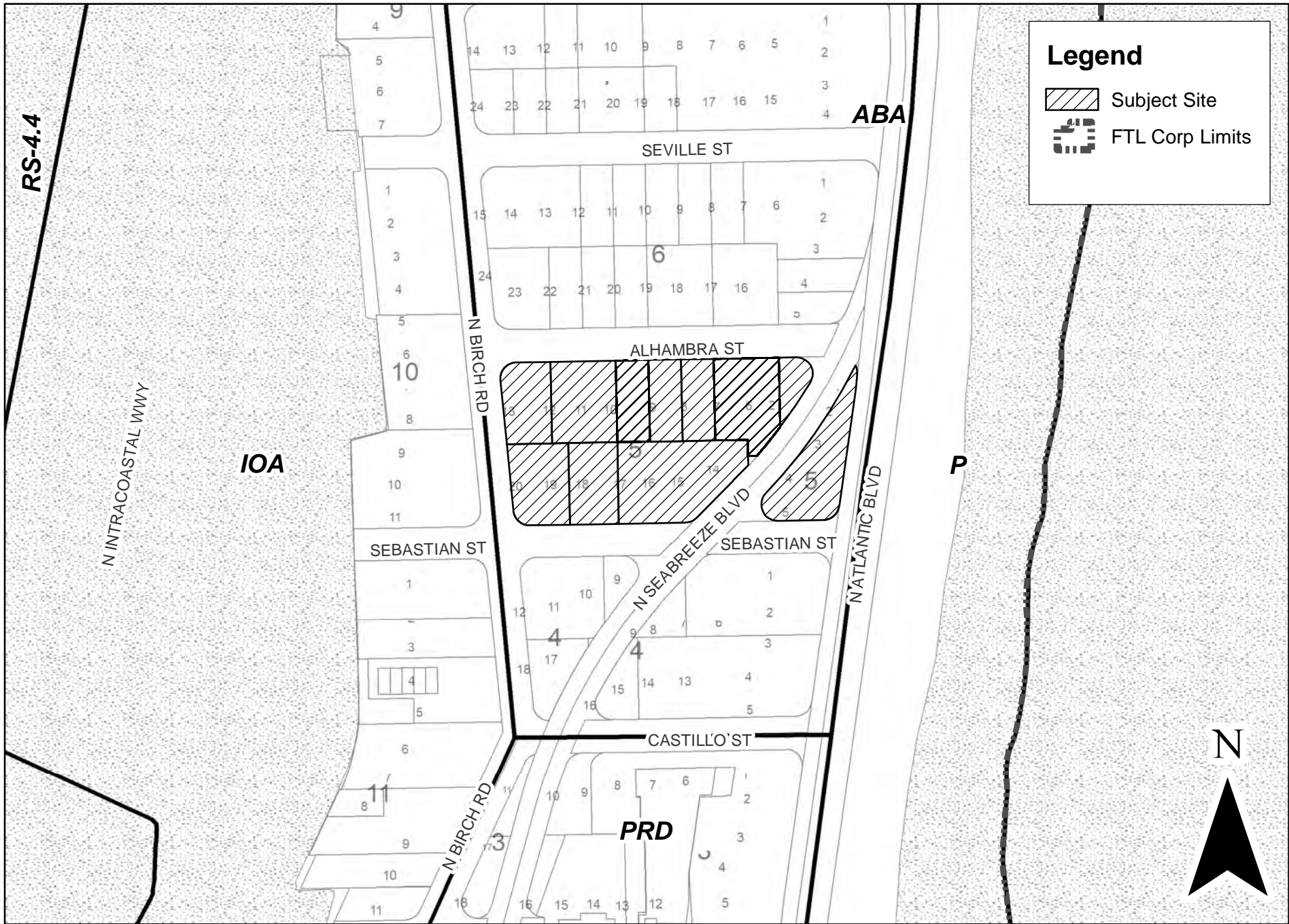


collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

30. Provide a written response to all DRC comments within 180 days.
31. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
32. Additional comments may be forthcoming at the DRC meeting.



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