



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** April 9, 2019

**CASE:** R19014

**REQUEST:** Site Plan Level II Review: 470 Multifamily Units and 16,575 Square Feet of Commercial Use in Northwest Regional Activity Center

**APPLICANT:** Sistrunk 2245, LLC.

**PROJECT NAME:** West Village

**GENERAL LOCATION:** 501 NW 7th Avenue

**COMMISSION DISTRICT:** 3 - Robert L. McKinzie

**CIVIC ASSOCIATION:** Historical Dorsey-Riverbend Civic Association, Incorporated

**ZONING DISTRICT:** Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw)

**LAND USE:** Northwest Regional Activity Center (NW-RAC)

**CASE PLANNER:** Linda Mia Franco



**Case Number: R19014**

**CASE COMMENTS:**

1. Provide the Florida Building Code Building Type designation on the plans.
2. Indicate Code compliant Sprinkler System.
3. Indicate Fair Housing Requirements.
4. Show dimensioned Accessibility Requirements.
5. Provide air quality requirements for the Parking Garage areas under Florida Building Code 406.5 for open ventilation or Florida Building Code 406.6 for enclosed provisions.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

6. 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.
7. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
8. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

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

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

9. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;

- a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
- b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
- c. <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. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along west side of NW 7th Avenue (coordinate with BCHCED), to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 20' x 50' Right-of-Way dedication or permanent Right-of-Way Easement along northeast side of property (coordinate with BCHCED), to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- c. Provide 16.30' x 87.5' permanent Right-of-Way Easement or dedication at the northwest corner of the property to complete half of 70' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
- d. Provide 5' permanent Right-of-Way Easement or dedication along east side of NW 7th Terrace, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans.
- e. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of the property (coordinate with BCHCED) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- f. Provide 25' corner chord permanent Right-of-Way Easement or dedication on northeast corner of the property per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- g. Provide permanent Sidewalk Easement as appropriate along west side of NW 7<sup>th</sup> Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- h. Provide permanent Sidewalk Easement as appropriate along south side of NE 6<sup>th</sup> Street / Sistrunk Boulevard to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- i. Permanent Drainage Easement dedication may be required along south and north property boundaries for City Maintenance access to existing storm drain pipes (coordinate with Public Works); show linework in the plans and on easement exhibit. Please coordinate with City's Public Works Department to determine to what extent (if any) the proposed fence, landscape trees, irrigation, etc. will be allowed with the Drainage Easement.
- j. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

**Prior to 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.

2. The corresponding Right of Way Vacation application (V19002) shall be approved by City Commission prior to Final DRC Sign-off.
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe 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.
4. Proposed structures (i.e. building encroachment into 30', 25' or 20' corner chords, drainage structures, utility easement, ramps, etc.) shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
5. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
6. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88).
7. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
8. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
9. 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
10. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 6<sup>th</sup> Street / Sistrunk Boulevard, NW 5<sup>th</sup> Street, NW 7<sup>th</sup> Avenue, and NW 7<sup>th</sup> Terrace; also show proposed Right-of-Way, Right-of-Way

Easement, Sidewalk Easement, and existing boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.

11. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety such as the parking entrances shown on sheet A-101, K7, First Floor plan.
12. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
13. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NW 6<sup>th</sup> Street / Sistrunk Boulevard and NW 7<sup>th</sup> Avenue.
14. Provide and label typical roadway cross-sections for the proposed development side at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
15. Identify what appears to be proposed building overhangs and water features (and other landscape and/or hardscape-related structures) shown to encroach within the adjacent public Right-of-Way. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional BCHCED, Right-of-Way and perpetual easements shall be coordinated with that agency.
16. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail for all proposed NW 7<sup>th</sup> Terrace driveway access points (i.e. Parking Garage, Loading Zone, etc.).
17. Verify type of loading zone shown on Site Data Table. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the 3 Type I loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
18. For all levels in the parking garage:



- a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
  - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
  - c. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. Gates in open position shall not block adjacent parking stall, sidewalk, walkway, etc.
  - d. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
19. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
20. 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 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 Department of Sustainable Development for Maintenance of Traffic.
- Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgirisgen@fortlauderdale.gov](mailto:dgirisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
21. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
22. 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 whether the adjacent Right-of-Way is BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
23. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
24. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



**PUBLIC WORKS REVIEWED BY Public Works (Thomas Lawrence, 954-828-6126):**

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 at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. Please email [CRBARRETT@FORTLAUDERDALE.GOV](mailto:CRBARRETT@FORTLAUDERDALE.GOV) to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. Label proposed sewer lateral material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Also provide disposition of existing services (i.e. water services and sewer laterals).
4. 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. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
5. Conceptual Paving, Grading, and Drainage Plan:
  - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines) and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
  - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). Applicant shall be responsible for maintenance of these 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. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
  - c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City



drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.

- d. Additional coordination may be required since project is located within the Durrs neighborhood which are part of the City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or [rpetrica@fortlauderdale.gov](mailto:rpetrica@fortlauderdale.gov).
6. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
7. 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.
8. Exfiltration Trenches:
  - a. Provide exfiltration trench for on-street parking areas not near existing storm infrastructure (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
  - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
  - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
  - d. Exfiltration trenches along southern and southwestern sides of the property in the City's Right-of-Way appear to conflict with the City's existing storm infrastructure in these areas. Please utilize existing stormwater infrastructure to mitigate stormwater in these areas, such as installing new inlets over existing drainage pipes.
9. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be **over 2'** higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov).
10. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. The proposed landscaping along NW 7<sup>th</sup> Avenue directly over the existing 6-inch CIP water main does not adhere to the horizontal clearance requirements.





11. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
12. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP:

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6-inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
  - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
  - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
  - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
  - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
  - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and



construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

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 from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

**Dewatering Notes (Applicable if dewatering activities are anticipated)**

- a) The applicant shall use Broward County's latest Plate WM 2.1 - Future Conditions for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link: <http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
  - b) 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.
  - c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
13. Please be advised dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.
14. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R19014

**CASE COMMENTS:**

Please provide a response to the following:

1. Fire hydrant location must be with-in 100 feet of FDC.
2. Fire command door must be located to an outside wall and have a door leading to the outside.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. N/A

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.
2. BDA radio system must be installed.



Case Number: R19014

**CASE COMMENTS:**

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. 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. Illustrate hydro zones on planting plan, and include calculations in table.
2. The use of CU structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. CU 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.
3. 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.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

4. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
  - a. Please also include the open space – landscape requirement calculation and how it is being met. Open space for residential uses. For development in the RAC districts, except for RAC-CC, open space shall be required for residential uses. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten feet and at least one side open to a street shall be credited towards open space requirements. The required open space shall include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of fifty percent (50%) of the required open space shall be in landscaping. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both. The total amount of open space required shall be calculated based on the size and density of the development, as follows:



1. For developments of 50 residential units or less, or developments of 25 dwelling units per acre or less density: A minimum of 200 square feet of open space per unit;
2. For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than 25 dwelling units per acre and up to 60 dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit;
3. For developments of more than one hundred fifty (150) residential units, or developments of greater than 60 dwelling units per acre density: A minimum of 100 square feet of open space per unit;
4. For developments which fall into more than one of the above categories, the lesser open space requirement shall apply.
5. As to NWRAC-MU shade tree street trees are to be provided on 30 feet centers within the curb.
  - a. Shade trees require a minimum of 12 feet from trunk of tree to structure. Please look into pushing the building back along Sistrunk BLVD. to accommodate the required shade street trees.
  - b. To keep with the shade tree theme along Sistrunk BLVD. propose a continued row of shade trees with no palm trees at the corners.
  - c. Please propose medium size maturing shade trees and flowering trees within the sidewalk along NW 5 ST. And NW 7 TERR.
  - d. NW 7 AVE. there is a water line in conflict with required landscape materials. As communicated to the Landscape Department from Public Works, this water line is very old and needs to be replaced for a new and updated water line. This is a very optimistic time for this new and improved water line replacement to take place and also be able to meet the requirements for Landscaping for this NWRAC-MU project. Please propose the new water line within the travel lane of NW 7 AVE. The new water line needs to have a horizontal clearance from the trunk of the required shade trees of a minimum 10 feet.
6. NWRAC-MU street design example for NW 7 AVE. calls for an eight feet wide planting area between street and sidewalk.
  - e. There are areas that have paving encroaching into this planting area that may need to be redesigned.
7. The landscape strip between the structure and 10' sidewalk towards the south end of NW 7 AVE. please propose a larger landscape strip of 5' width to accommodate tree growth in this area. If 12' is obtained horizontally between tree trunk and structure - large shade trees are to be proposed, if less than 12' medium shade and flowering trees to be proposed. Also along NW 7 AVE. towards the north end are proposed palm trees between the sidewalk and structure. To provide more shade and due to adequate space, please propose medium size shade and flowering trees.
8. As to the guidelines for NWRAC-MU when there is street parking, large shade trees shall be located in a bulb out, after every two parking spaces. Small shade trees or ornamental trees shall



be located within the sidewalk, when the trunk of the tree is being a minimum of six (6) feet from the face of the building and spaced at the intersection of every parking space, when a minimum of 12 feet clearance is obtainable the use of large shade trees to be proposed.

9. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
10. The NWRAC guide lines for size of trees and palms for street tree installation. Please show on plans.
  - a. Shade trees are to be proposed at a minimum height of 20 feet, 8 feet spread, 6 feet ground clearance on 30 feet centers and 12 feet from a structure.
  - b. Palm trees minimum 18 feet in height, 8 feet of wood, 20 feet centers.
  - c. Ornamental trees minimum 12 feet height, 6 feet spread, 6 feet ground clearance and 6 feet from a structure.
  - d. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas as the required street tree, while palm trees may be proposed inter mixed with these required street trees.
11. Open space for residential uses. For development in the RAC districts, except for RAC-CC, open space shall be required for residential uses. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten feet and at least one side open to a street shall be credited towards open space requirements. The required open space shall include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of fifty percent (50%) of the required open space shall be in landscaping. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both. The total amount of open space required shall be calculated based on the size and density of the development, as follows:

For developments of 50 residential units or less, or developments of 25 dwelling units per acre or less density: A minimum of 200 square feet of open space per unit;

For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than 25 dwelling units per acre and up to 60 dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit;

For developments of more than one hundred fifty (150) residential units, or developments of greater than 60 dwelling units per acre density: A minimum of 100 square feet of open space per unit;

For developments which fall into more than one of the above categories, the lesser open space requirement shall apply.

  - a. Please verify on calculation sheet within required as to providing - tabulation.
12. Parking garages. Structures which enclose parking shall provide a landscape area between the street and that portion of structure enclosing the parking utilizing trees and ground cover. The



- minimum square footage of the landscape area to be provided shall be determined by multiplying by five (5) the lineal street frontage of the parcel of land upon which the parking garage is located, and adding four hundred (400) square feet for each corner of the parcels adjacent to a street.
- a. Please verify this requirement is being met for the parking garage landscape area along NW 7 TER.
  - b. Please provide the calculations within the tabulation sheet.
13. Building design standards for the NWRAC-MU talks about the open space to be pedestrian – friendly spaces, parks, and plazas with large shade trees within these areas. Please propose large shade trees in these areas for a shady and comfortable public realm.
14. Representatives of the neighborhood are requesting that existing trees be saved by relocation and those that can remain in place be protected, this request includes fruit trees as well. Trees that are good candidates for relocating and protecting in place are to be considered.
- a. Please have ISA Arborist evaluate existing trees for relocation and those that may stay in place. ISA Arborist to provide prescript as to the actions for tree relocation activities and those to remain in place.
15. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
16. Tree disposition sheet is not complete.
- a. Please have the certified Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
  - b. Please have the Arborist provide calculations for equivalent value and replacement.
17. 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.
18. Fences facing the street and those that are required to be set back a minimum of 3 feet from the property line are to be planted with continuous hedges, shrubs, and groundcover in this area between property line and fence. This planting shall consist of varied species, and shall be planted between the street and the property line as per ULDR 47-19.5C.
- a. Hedges and shrubs may be 2 feet tall planted 2feet apart.
  - b. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Please clearly note and illustrate this on plans.
  - d. Though the fence appears to be set back 5 feet from the property line due to the sidewalk, please look into having landscape plant materials street side of the fence by setting the fence back from the edge of the sidewalk.



19. 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.
  - a. As to the water line along NW 7 AVE. please see comment No. 5.d.
20. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
  - a. Please indicate light poles on the Landscape plan.
21. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
22. Additional comments may be forthcoming after next review of new plans after comment responses.

### GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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 not this at time of submittal.
2. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
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.



Case Number: R19014

**CASE COMMENTS:**

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garage, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, storage rooms, maintenance rooms, loading dock areas, and common areas. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. Consider how separation of parking (guests, visitors, retail visitors, employees) will be handled to keep unwanted pedestrian activity from entering restricted/private areas.
5. The residential lobby should be access controlled and provide a video call box for visitors.
6. Elevators should be access controlled if lobby is not locked.
7. The use of electronic access should be considered for all entrance doors/points into residential areas and their common areas.
8. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
9. The pool should have child proof safety features to prevent unsupervised children access to the pool.
10. All stairwells should egress only first floor.
11. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
12. Consider pre-wiring retail spaces and office areas for an alarm system
13. It appears the roof plan is aligned with the last level of the parking garage. If so, how will access be controlled from unwanted activity on roof?

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R19014

**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. 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.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Service Days shall be per the City's residential routing schedule.
7. 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).
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



**Case Number: R19014**

**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Schedule a meeting with Benjamin Restrepo (contact info at the top) to schedule a methodology meeting for the parking study/parking reduction request.
3. City reserves the right to meter on street parking in the public right of way at any time.
4. All elevation changes must begin within the property line and not within public right of way or public access easements.
5. Please provide a Brasco Interlude Bus Shelter for the transit stop on NW 7<sup>th</sup> Ave.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. Thank you for the generous sidewalk widths.
8. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
9. Consolidate driveways on NW 7<sup>th</sup> Terrace.
10. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities for each driveway.
11. 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.
12. Bicycle parking is needed. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.



13. 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.
14. Additional comments may be provided upon further review.
15. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. 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: R19014**

**CASE COMMENTS:**

Please provide a response to the following:

1. The proposed project is associated with a rezoning application (case Z19001), Alley Vacation (case V19002), Design Review Application (case DRT19004) and a Parking Reduction application that is required to be submitted, see comment number 2 below for details.
2. The applicant has provided the department with an associated rezoning application proposing to change the zoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center west (NWRAC-MUw). The rezoning application is currently being reviewed by staff and the applicant may not obtain Final DRC approval until a rezoning for the properties receives City Commission approval. Provide a point-by-point holistic narrative of the project's various applications, including the application of moving an existing church to an adjacent property that has an associated rezoning application for the use.
3. Pursuant to ULDR, Section 47-13.31 and NWRAC Illustrations of Design Standards page 4.3, the maximum height permitted by right in the NWRAC-MUw (west) is 45 feet. The applicant is requesting a height of 65 feet, exceeding the permitted height threshold, which is the maximum height allowed, subject to the City Commission review and approval in accordance with the performance standards in the ULDR, Section 47-13.52.B. Provide a point-by-point narrative of how this project meets the performance standards accordingly.
4. The site is designated NW Regional Activity Center 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. From the tabular data, it appears that parking provided is deficient from what is required. If so and if applicable, an application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level II approval pursuant to the Unified and Land Development (ULDR), Section 47-24.2. Discuss the parking reduction methodology and process with Engineering Design Manager. Please note that there is an associated fee for the parking reduction review that will be billed when complete. Please go to the following link for the application: <http://www.fortlauderdale.gov/home/showdocument?id=958>
6. 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.
7. A separate Design Review Team (DRT) application (case DRT19004) was submitted and comments have been provided to applicant to address. See attached for reference. Provide a point-by-point narrative for the re-submittal as to how the project meets the NWRAC Illustration of Design Standards.
8. Indicate the project's compliance with the following ULDR, sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Section, 47-25.2, Adequacy Requirements.



- For instance, elaborate on the development providing improvements, which are consistent with Crime Prevention through Environmental Design (CPTED). What improvements are proposed to address the eyes-on-the-street scenario and maximize CPTED initiatives to optimize safety? Elaborate accordingly.

The site plan has some areas of concern regarding the creation of a narrow alley between the buildings that can create a vulnerable place for a pedestrian. Proper design and effective use of the built environment can lead to a reduction incidence of crime and an improvement in the sense of place. Refer to additional comments from DRT review.

- b. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria.
9. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
  10. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or 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.
  11. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
  12. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF-CRA"), please coordinate and provide documentation that applicant has met with the CRA staff and any associated CRA program incentives that may be utilized for the development. Please contact Clarence Woods (954-828-4519) or via email at [CWoods@fortlauderdale.gov](mailto:CWoods@fortlauderdale.gov).
  13. It is recommended the following pedestrian and bicycle-related comments be addressed:
    - a. Pursuant to ULDR, Section 47-25.2.M.6. Adequacy requirements/Transportation/Pedestrian facilities: Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
    - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
    - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
    - d. Per ULDR, Section, 47-20.2, Table 3. Parking and Loading Zone Requirements - RAC and Central Beach Districts; show breakdown of bicycle parking on the site data and location;
      - a) 1 bicycle parking space per 10 dwelling units; and
      - b) 1 bicycle parking space per 20 parking spaces provided
    - e. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,



- f. Please email Karen Warfel at [kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov) for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

**Site Plan/Elevations:**

14. The project is within the NWRAC Master Plan – NWRAC Mixed Use west District (NWRAC-MUw) - Provide the following graphics and ensure the proposed project meets the intent of the NWRAC Illustrations of Design Standards (<http://www.fortlauderdale.gov/home/showdocument?id=26257>) that is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
- a. **Provide aerial oblique perspectives** of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines.
  - b. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s).
  - c. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
  - d. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties.
    - Provide a cross-section that shows clearly the transition zone between the existing residential area and the proposed mixed-use development. For instance, Building Design Standard (**B-11**) requires a shoulder maximum height, not to exceed 45-feet for the perimeter of the property facing residential, to the west a shoulder stepback of 15-feet for a total of a 30-foot tower stepback (depending on floor plate provided as well) from the west property line. Refer to page 4.12 of the NWRAC Design Standards.
    - Pursuant to ULDR, Section 47-13.31 and Dimensional Design Standards of the NWRAC, page 4.3, based on the comment above, the maximum floor plate for floor above the 45 feet, need to be adhered to. The current tabular does not show floor plate square footages.
  - e. **Provide pedestrian-level perspective renderings** of project as viewed along (street); and,
  - f. **Provide detail of ground floor elevations** with scale no less than 1/4" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
15. Pursuant to ULDR, Section 47-13.31 and Dimensional Design Standards of the NWRAC, page 4.3, the maximum height permitted by right in the NWRAC-MUw is 45-feet.

Sheet, A-104 depicts that the current proposal for the roof top is currently designed for human occupancy. In addition, the parapet wall may need to have additional height for safety purposes and will be counted towards the overall height.

Height is measured as follows, pursuant to ULDR, Section 47-2.2. - Measurements.

Height. The height of buildings and structures shall be measured from grade to the uppermost part of the roof or structure. Church spires and steeples, chimneys, parapet walls, machine rooms,





elevator towers and the like necessary to the design and function of a building but not designed for human occupancy, shall not be included in the measurement of overall height of a building. The height shall be the roof peak for structures with pitched roofs and the roof slab for structures with flat roofs.

If height is above 45-feet, then performance standards and criteria shall be met by developments requesting an increase in maximum height pursuant to Note B of Section 47-13.31, Table of Dimensional Requirements for the following NWRAC-MU zoning districts.

16. NWRAC Design Standard **(B-8)**- *Framing the street: buildings exceeding a maximum streetwall length of 150 ft provide variation in the physical design and articulation of the streetwall*
  - Although the design shows some articulation, it is massive in context of the existing built fabric. There is an opportunity to minimize the impact of very long building frontages by providing strategic pronounced articulations of the façade and include some architectural design that breaks up the massing of the solid walls/balconies.
  - Sheet A-500 - The Juliet balcony (balconet) is non-usable outdoor space. To provide interest to the façade of the buildings and actual functioning space, redesign balconies' depth that can be utilized to extend the living areas and provide the opportunity for building to have some greenery above ground.
17. Pursuant to ULDR, Section 47-20.14.E-Lighting fixtures shall be shielded, angled, or both, so that direct or indirect light shall not cause illumination in excess of one-half (½) footcandle onto any residential property or residentially used property surrounding the parking facility, measured at the residential property line. Provide a photometric plan that includes adjacent residential zoning and use.
18. Sheet SP-101, Tabular data/Site Plan:
  - a. Provide correct Land Use on site data, the Land Use will not change, only the zoning will for a portion of the development, pending approval;
  - b. Provide a breakdown of the parking required and provided per use (i.e. residential and retail) based on the parking being on the property; do not count the on-street parking. Add that parking separately;  
According to the provided parking it show zero is provided;
  - c. Bicycle parking: Show location of required bicycle parking on plan and on tabular data (i.e. required and provided) . Are there are additional bicycle parking spaces accessible from the right-of-way? Please clarify and obtain approval for dimensions, location with the City (TAM Division), refer to comment above for contact and additional information;
  - d. Reduce the access drives or combine to avoid vehicular and pedestrian conflicts;
  - e. On-street parking spaces may need to be reconfigured based on landscape requirements for required bulb-outs; and,
  - f. Provide dimensions for sidewalk width along perimeter of developments. All street sections need to comply with the minimum clear-width for sidewalks, landscaping and on-street parking. The Public Sidewalk shown on site plan is that all on existing right-of-way or partial and some on private property where an access easement will be required.
19. Elevations - The minimum first floor height is 15 feet, as stated on page 4.10 of the NWRAC Illustrations of Design Standards. Provide dimensions on plans.
20. Number the total parking spaces for each row of parking the "Floor Plan" sheets.



21. Sheet A-104 – Roof plan shows habitable space parking. Clarify if that is on the roof top or the floor below? Provide a cross section of the building to ensure that all mechanical equipment will be screened from view. Show, mechanical equipment height line on elevations, such as Sheet A-200). Ensure that the height does not exceed 65 feet.
22. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
23. Sheet A-102 – Are there windows opening to the center amenity area?
24. The plans show Townhome units, they will need to adhere to the ULDR, Section 47-18.33. Are they rentals or fee-simple? Otherwise clarify if they are multi-family and reference ULDR to make sure that they meet regulations.
25. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
26. Verify residential units are available in the NW RAC zone and provide documentation showing availability. For information regarding available units, please contact Jim Hetzel at 954.828.5019.
27. A meeting with Applicant's Design Team, UDP and CRA staff may be necessary to discuss project further regarding design, CRA incentives, public parking, process and timeline. Please coordinate with Case Planner, my contact information is noted on the top left side of the header.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

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

28. If a temporary construction/sales trailer 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.
29. Provide a written response to all DRC comments within 180 days.
30. 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, Linda Mia Franco, AICP via email (lfranco@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
31. Additional comments may be forthcoming at the DRC meeting.

**City Of Fort Lauderdale  
Design Review Team (DRT)  
Northwest Regional Activity Center - Mixed Use (NWRAC-MU):  
Illustrations of Design Standards Comment Sheet**

<b>Case Number:</b>	DRT19004	<b>Zoning District:</b>	NWRAC-MUw
<b>Project Name:</b>	West Village	<b>Date of Review:</b>	March 7, 2019
<b>Project Address:</b>	501 NW 7 <sup>th</sup> Avenue		

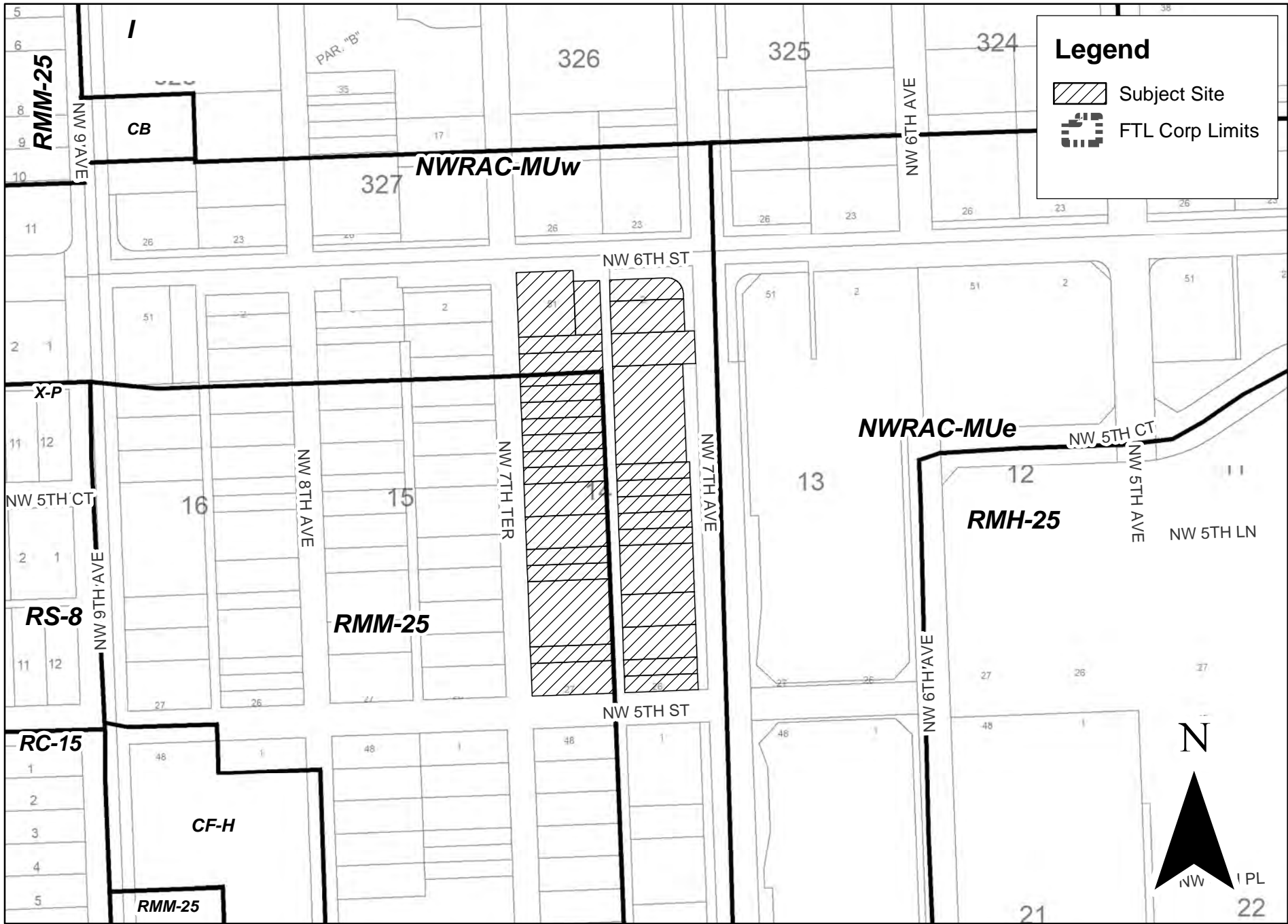
<b>CHAPTER 2 - STREET DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>Not Applicable</b>	<b>More Information Needed</b>
<b>S-1</b>	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes. <b>As per the NWRAC Illustrations of Design Standards (NWDS), discuss strategic planning purpose behind alley vacation.</b>				√
<b>S-2</b>	Development above right-of-ways (air rights) does not occur. <b>Will meet intent if alley is vacated.</b>				√
<b>S-3</b>	Streets have reduced lane widths. <b>Follow street sections in NWDS and dimension accordingly.</b>				√
<b>S-4</b>	Traffic calming is utilized rather than barricading streets.	√			
<b>S-5</b>	On-street parking is maximized on all streets.	√			
<b>S-6</b>	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network. <b>Consult with Transportation &amp; Mobility do determine if bike lanes are planned for any of the streets surrounding the project.</b>				√
<b>S-7</b>	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.	√			
<b>S-8</b>	County "Corner Cord" requirements are eliminated to the greatest extent possible.	√			
<b>S-9</b>	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. <b>Provide documentation from utility companies indicating no objection to the burying of overhead utilities.</b>				√
<b>S-10</b>	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees). <b>Provide Landscape Plan.</b>				√
<b>S-11</b>	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.	√			
<b>S-12</b>	Numerous and wide curb cuts are avoided to the greatest extent possible.	√			
<b>S-13</b>	Drive-thrus are avoided in most cases.	√			

<b>STREET DESIGN STANDARDS: GENERAL COMMENTS</b>	
1.	
2.	

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.	√			
B-2	Structured parking design is well integrated into the overall building design. <b>Parking garage presents multi-story blank wall to pedestrian passage. Vertical spaces on either side of the garage appear to have no purpose, such as light wells.</b>		√		
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.	√			
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses. <b>Pedestrian passage is lined by blank walls and, as such, appears uninviting.</b>		√		
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <ul style="list-style-type: none"> <li>Primary Street: The building frontage abutting a Primary Street should be built to the property line.</li> <li>Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line.</li> </ul>	√			
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <ul style="list-style-type: none"> <li>Side / Rear Yard Setbacks: 0 feet* <ul style="list-style-type: none"> <li>*15 feet when abutting existing residential</li> </ul> </li> </ul>			√	
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights <ul style="list-style-type: none"> <li>2 stories or 25-feet minimum</li> <li>5 stories or 65-feet maximum</li> </ul>	√			
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall. <b>In order to more closely respond to context, applicant is strongly encouraged to break building down into two or three separate buildings with corridor bridges in between. Or a significant change of massing/façade design that provides variation in the physical design and articulation of the streetwall.</b>				√
B-9a	Buildings do not exceed maximum height dimensions NWRAC-MUe and those properties that are located east of NW 2nd Avenue within the NWRAC-MUe Permitted Maximum Height up to, but no higher than 120 ft  NWRAC-MUe west of NW 2nd Avenue Permitted Height up to, but no higher than 65 ft Max Height up to, but no higher than 110 ft *  NWRAC-MUw Permitted Height up to, but no higher than 45 ft Max Height up to, but no higher than 65 ft* <b>Provide Affordable Housing Development Plan.</b>				√

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
	* Structures exceeding the permitted height threshold of the NWRAC-MUe, and NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B				
<b>B-9b</b>	Maximum Floorplate: <ul style="list-style-type: none"> <li>Commercial 32,000 square feet</li> <li>Residential 12,000 square feet</li> </ul>			√	
<b>B-9c</b>	Minimum Tower Separation: <ul style="list-style-type: none"> <li>40 feet (depending on floorplate)</li> </ul>			√	
<b>B-9d</b>	Minimum First Floor Height: <ul style="list-style-type: none"> <li>Fifteen (15) feet</li> </ul> <b>Indicate ground floor floor-to-ceiling heights in sections.</b>				√
<b>B-10</b>	Towers do not exceed minimum stepback dimensions and maximum floorplate area. Minimum Tower Stepback Front Corner Side Rear <ul style="list-style-type: none"> <li>Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate</li> <li>Secondary Street: 15 feet 15 feet [Dependent on floorplate]</li> </ul> Maximum Floorplate / Minimum Tower Stepback <ul style="list-style-type: none"> <li>Commercial <ul style="list-style-type: none"> <li>32,000 square feet / 30 feet side and rear stepback</li> <li>20,000 square feet / 25 feet side and rear stepback</li> <li>16,000 square feet / 20 feet side and rear stepback</li> </ul> </li> <li>Residential <ul style="list-style-type: none"> <li>12,000 square feet / 30 feet side and rear stepback</li> <li>10,000 square feet / 25 feet side and rear stepback</li> <li>8,000 square feet / 20 feet side and rear stepback</li> </ul> </li> </ul>			√	
<b>B-11</b>	Where buildings abut existing residential development a transition zone shall be established. <ul style="list-style-type: none"> <li>Minimum Yard Setback: 15-feet</li> <li>Maximum Shoulder Height: 45-feet</li> <li>Minimum Tower Stepback: 15-feet</li> </ul> <b>Provide all dimensions on Building Sections sheet.</b>				√
<b>B-12</b>	Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".			√	
<b>B-13</b>	Towers contribute to the overall skyline composition.			√	
<b>B-14</b>	Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.	√			
<b>B-15</b>	Buildings are of high quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.	√			
<b>B-16</b>	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.		√		

CHAPTER 4 - BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	Not Applicable	More Information Needed
	<b>Similar to proposed design of 909 Sistrunk, consider local vernacular stucco modernism as the point of departure for the several, rich and uncommon (especially in the Northwest) exterior finishes, while relying less on brick finish, which is characteristic of older cities.</b>				
B-17	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.	√			
B-18	The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing <ul style="list-style-type: none"> <li>• Primary Streets – minimum 60%</li> <li>• Secondary Streets – minimum 50%</li> </ul> <b>Indicate and dimension any grade differences in Building and Street Sections.</b>				√
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse.			√	
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment.	√			
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings. <b>Retail storefronts require continuous shading devices.</b>		√		
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.	√			
B-23	In residential buildings, ground floor units have individual entrances. <b>Consider continuing and maximizing the pattern of individual entrances along 7th Terrace. This will also support the gradual progression from mid-rise to single-story buildings.</b>		√		
B-24	Balconies and bay windows animate residential building façades.	√			
B-25	The 'Fifth Façade' of a building is treated as part of the total design. <b>Use of roof for amenity space and/or green insulation is strongly encouraged.</b>		√		
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. <b>Provide nighttime renderings.</b>				√
B-27	Noise pollution as a result of building design is mitigated.			√	
BUILDING DESIGN STANDARDS: GENERAL COMMENTS					
1.					
2.					



# R19014

