



Case Number: R19056

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. Ensure sidewalk is a minimum of 7 feet wide on **E Sunrise Blvd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
3. According to the Broward County Trafficways Plan, 10 feet of the property will need to be dedicated to Sunrise Blvd to complete the 60 foot half section.
4. Back of sidewalk should begin on the ultimate right of way/easement/dedication line.
5. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
6. 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.
7. The inbound vehicular stacking requirement from the new property line for a driveway adjacent to a *trafficway*(*Sunrise Blvd*) must be the length of 2 spaces.
8. Provide FDOT pre app access management letter.
9. All proposed steps and related elevation changes must begin in the property boundary.
10. 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.
11. 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.



12. 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.
13. Additional comments may be provided upon further review.
14. 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: R19046

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Commercial 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.
- 3) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee are required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) This application is subject to Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c, Public Participation requirements. 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.

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/are 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.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. 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.

- 5) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or 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.
- 6) Please contact the Broward County Planning and Development Management Division, at PDMDinfo@broward.org or 954-357-8695, to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.

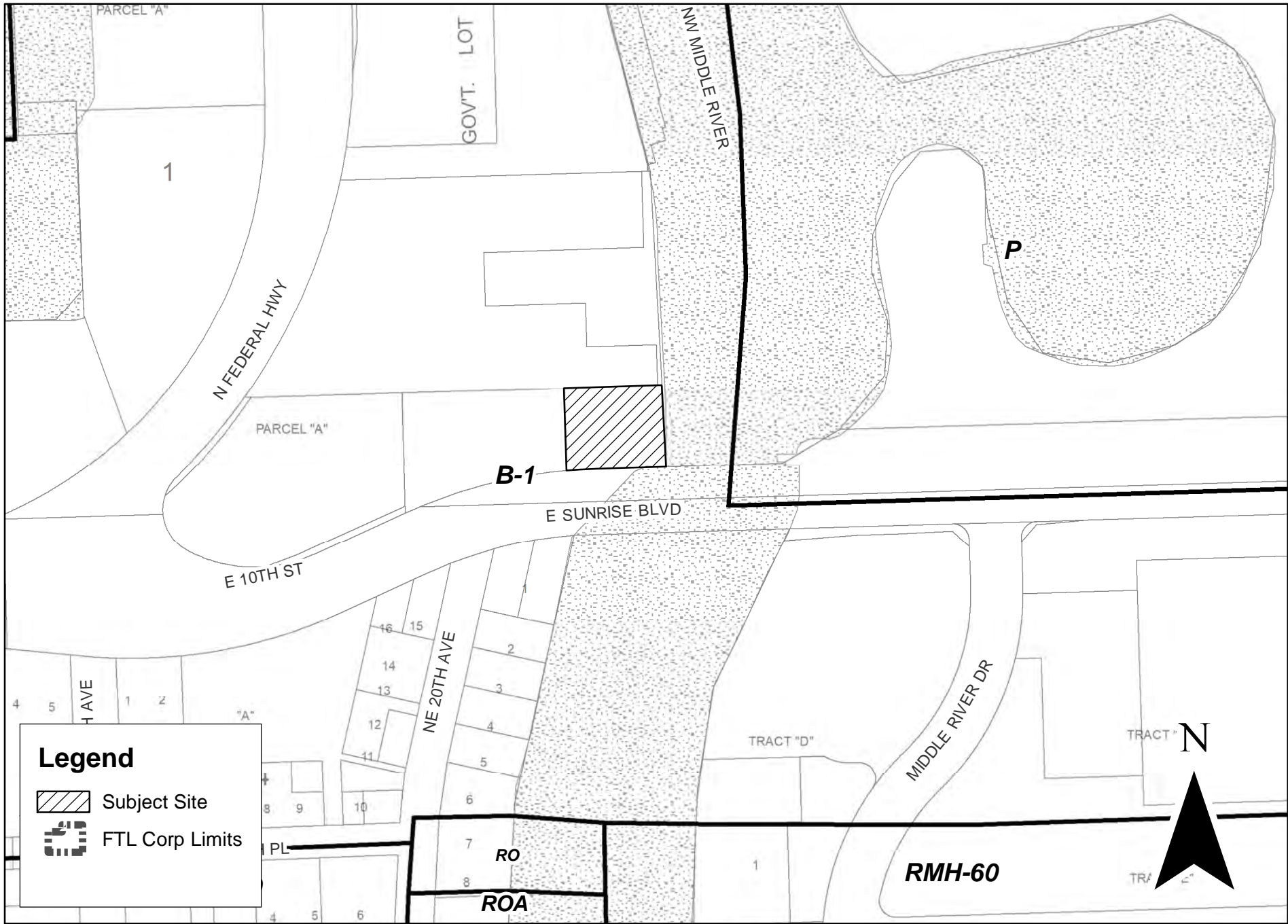
- 7) Indicate the project's compliance with the following ULDR sections by providing a *point-by-point* narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-23.8, Waterway Use - Explain how the proposed project, specifically the proposed height and massing "preserves the character of the neighborhood, harmonizes with other development in the area, and protects and enhances the scenic quality of the waterway".
 - b. Sec. 47-23.9, Interdistrict Corridor requirements.
- 8) Provide 20-foot yard for entirety of building and remove any encroachments. Parking garage levels 2-5, terraces, and balconies are located within the required 20-foot front yard. Pursuant to ULDR Section 47-23.9, Interdistrict Corridor Requirements, a twenty-foot yard is required on properties abutting East Sunrise Boulevard. Only features which enhance the pedestrian experience are permitted, such as, landscaping, outdoor dining, plazas, benches, shade structures, pedestrian access, bus shelters, bicycle racks, and multi-modal pathways. No parking is permitted.
 - a. The Planning and Zoning Board may consider a request to modify the required twenty-foot landscape yard provided, subject to additional criteria as follows:
 - i) By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically demonstrate that a superior site development will result from such adjustment; or
 - ii) By adjusting the location of the structure there is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public sidewalk; or
 - iii) By adjusting the location of the structure there is a demonstrable urban scale in terms of height, proximity to the street front and pedestrian sidewalks and relationship to building size to the lot size.
- 9) Pursuant to ULDR Section 47-23.8.-Waterway Use, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. Outdoor dining, paved walkways, and balconies exceed the intent of the landscaped yard requirements. Remove outdoor dining areas and sidewalks and replace with landscaping. Shift balconies outside the waterway yard requirement area.
- 10) The proposed development is subject to requirements of ULDR Section 47-25.3.A.e - Neighborhood Compatibility and Preservation. Reducing the bulk and massing of the building to an appropriate scale is recommended to address these requirements. In addition, it is recommended applicant provide additional open space and increased landscaping, by complying with above stated yard requirements.:
 - a. The west elevation facing adjacent East Point Towers Condominiums (1170 N Federal Highway), creates a visually unappealing north building façade. In addition, it is recommended the applicant increase the proposed zero setback on the rear property line and install additional landscaping to help buffer and mitigate the impacts.
- 11) Per the Broward County Trafficways Plan, Sunrise Boulevard falls under the Florida Department of Transportation (FDOT) jurisdiction and requires a right of way (ROW) of 120 feet. Coordinate with Transportation and Mobility and Engineering representatives to determine whether an easement or dedication is required. If a dedication is required, update the site plan to show a 10-foot ROW dedication. This will require the shifting of the building north to accommodate the ROW dedication and the Interdistrict corridor requirements.
- 12) Applicant is encouraged to coordinate and address traffic concerns (due to the entrance's proximity to the bridge and the proposed circulation plan) with the Transportation and Mobility Representative and FDOT Representative. In addition, explain how the interaction between pedestrians, patrons and vehicles will be resolved if a ROW easement is provided and used by FDOT at a later date as intended by the trafficways plan.

- 13) Garbage truck turning template indicates circulation conflicts. The lack of maneuverability and blockage of the drive aisle creates a health and safety concern. Coordinate with Transportation and Mobility, and Engineering to address concerns.
- 14) Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view.
- 15) Provide the following changes on the elevation plans:
 - a. Maximum permitted height of structures in the Boulevard Business (B-1) zoning district is 150 feet in height. The elevator lobby is located above the maximum building height of 150 feet and is designed for human occupancy and must be removed.
 - b. Elevation plans are not properly labeled. Provide direction of elevation drawings.
 - c. Remove encroachments into yard requirements. Reference Comments 8 and 9 herein.
 - d. A five-story blank wall faces East Point Towers Condominiums. Additional setback with landscaping is proposed to help screen the blank building façade. Applicant is encouraged to shift the building south to provide room for landscaping and integrate alternative screening solutions that limit the visual impact of the blank wall.
- 16) Coordinate with the Floodplain Manager, Richard Benson, for floodplain inquires. Contact Info: RBenton@fortlauderdale.gov, 954-828-6133.
 - a. Section 60.3(c)(3) of the NFIP regulations states that a community shall:
 - i) "Require that all new construction and substantial improvements of non-residential structures within Zones AI-A30, AE, and AH on the community's FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level, or (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy."
 - ii) Below-grade parking garages are permitted beneath non-residential buildings in Zones A1-A30, AE, and AH provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards provided above in Section 60.3(c) (3)(ii). Only below-grade parking garages in non-residential buildings that are dry floodproofed are permitted under the NFIP.
 - iii) Guidance on floodproofing is provided in the FEMA manual "Floodproofing Non-Residential Structures" and in Technical Bulletin 3, "Non-Residential Floodproofing — Requirements and Certification."
- 17) If application proposes additional dockage and/or boat slips, provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Planning and Zoning Board submittal.
- 18) Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
- 19) 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 COMMENT

- 20) Please note any proposed signs will require a separate permit application.
- 21) 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.
- 22) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 23) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



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