

Case Number: R19050

CASE COMMENTS:

Please provide a response to the following:

- 1) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee is required for PZB 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.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the PZB, the applicant shall:
 1. Provide notice via mailed letter or e-mail to the 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; and
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 3) The site is designated as South 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.
- 4) Be advised that development applications requesting residential dwelling units in the South Regional Activity Center (SRAC) are subject to unit availability for the SRAC at the time of DRC approval, on a first come, first served basis. In the event SRAC units are not available, the applicant will need to request residential flex units for the project. Staff will advise the applicant on the status of these units during the DRC approval process.
- 5) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB agenda, a written response from the School Board shall be provided by the applicant. Prior to final DRC approval, confirmation from the School District must be provided that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 6) Applicant is proposing to vacate right-of-way (concurrent cases V19009 and V19010) in order to development the site as proposed. Be advised that the site plan will be subject to the approval of the vacation of right-of-way applications.

- 7) Based upon the right-of-way vacation request for this project, the site plan should indicate the location of public access to the waterway through the form of a public access easement including the plaza, waterfront amenity space, and along Third Avenue. Public access easement and hours of operation should be identified on Site Plan Sheet. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.
- 8) Be advised that the current zoning districts of Planned Residential Office (ROC) and Limited Residential Office (ROA), which cover a portion of the site does not permit Mixed Use Development and the applicant will need to submit a separate rezoning application in order to proceed to PZB.
- 9) Proposed docks will require a separate permit. Please coordinate with engineering Rep.
- 10) Straighten out the sidewalks to be parallel with the property lines to promote a seamless pedestrian passage, and shift sidewalks abutting SE 11th street further back to accommodate on-street parking.
- 11) Provide details and street sections to help clarify the pedestrian/retail interactions at the ground level including stair access. Consider raising the height of the ground level floor to a double-story height to accentuate the pedestrian experience and promote a more prominent active building edge.
- 12) Provide more information on the building materials, specifically at the ground level (i.e. awnings, entrances, architectural features, etc.). The use of high quality, durable materials should be incorporated beyond stucco.
- 13) See Solid Waste comments regarding the location of the dumpsters in relation to the restaurants. Consider adding decorative trash receptacles to the open space area.
- 14) In accordance with Section 47-25.5.P. of the ULDR, it is recommended that a Cultural Resource Assessment Survey of the subject property be performed prior to the approval of site or development plans, demolition, or any ground disturbance activities. The survey should be designed to assess the significance and local and national historical eligibility of the property including associated structures and characterize the presence of any archaeological deposits with the parcel.

The survey shall be conducted by a preservation professional who meet the Secretary of the Interior professional standards (36 CFR part 61 as amended) and all work shall conform to Chapter 267, Florida Statutes and the professional Standards set forth in Chapter 1A-46 Florida Administrative Code.

Fieldwork shall include:

- a. Documentation and evaluation of existing structures within the subject property.
- b. Systematic, high-interval archaeological testing (15 m minimum) of the entire subject property.

A final survey report shall be submitted to the City's Historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov/954-828-7101) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.

The finding presented in the Final Report will be utilized to inform what, if any, additional requirements/recommendations may be required prior to development approval.



All work shall conform to the "guidelines for identification, evaluation, recordation, and treatment of cultural resources" set forth in Module Three of the Florida Division of Historical Resource's Cultural Resource Management Standards and Operational Manual.

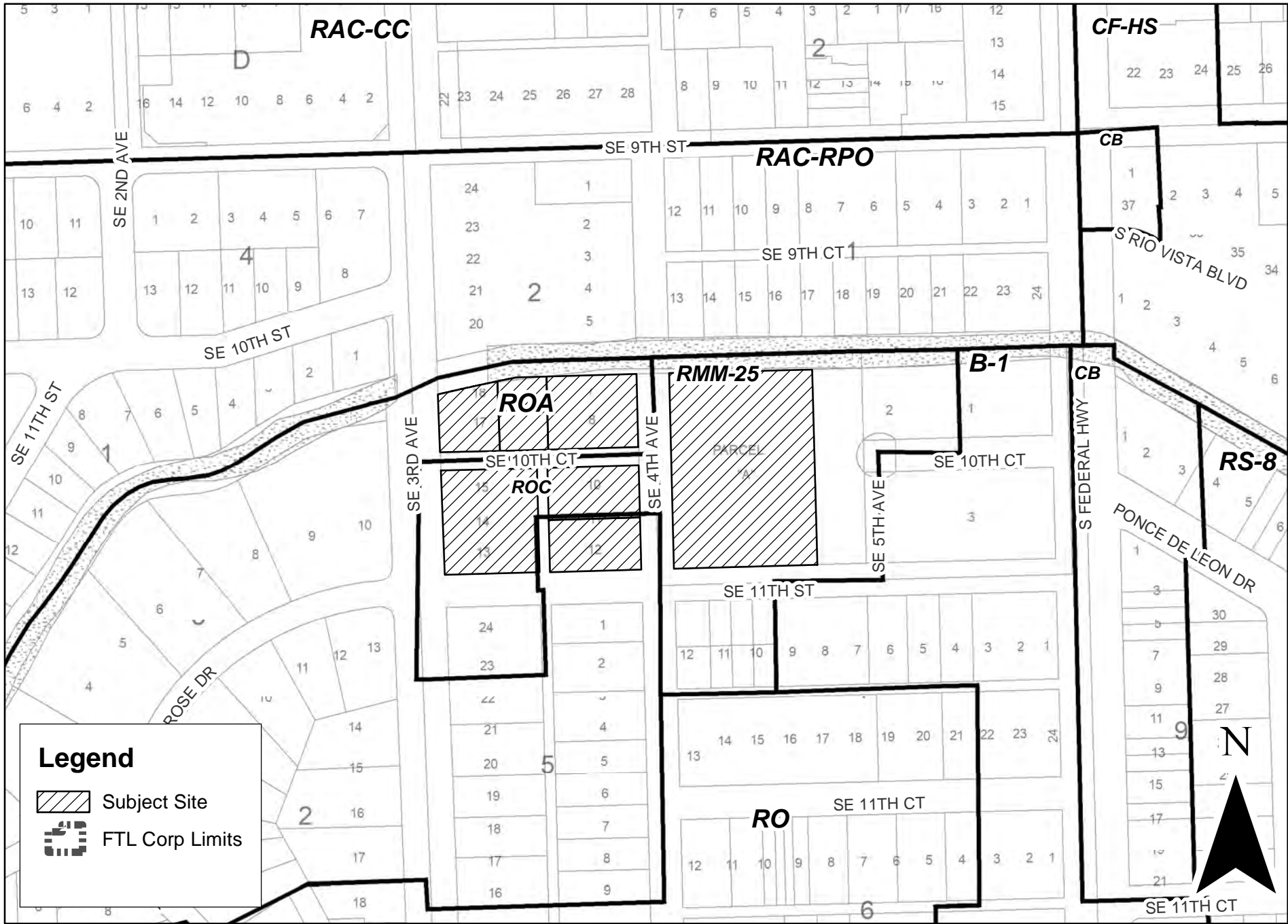
- 15) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.
- 16) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at KWarfel@fortlauderdale.gov.
- 17) Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 18) Provide a written response to all DRC comments within 180 days.
- 19) 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.
- 20) 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 (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 21) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 22) Additional comments may be forthcoming at the DRC meeting.



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