



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** February 25, 2020

**PROPERTY OWNER:** Alireza Amini and NSMK, LLC.

**APPLICANT/AGENT:** Crush Law, P.A.

**PROJECT NAME:** Victoria Park Medical and Professional Office

**CASE NUMBER:** PLN-SITE-20010006

**REQUEST:** Site Plan Level II Review: 12,900 Square-Foot Medical Office Use and 10,000 Square-Foot Office Use

**LOCATION:** 1770 E Sunrise Boulevard

**ZONING:** Boulevard Business (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Nickolas Kalargyros



Case Number: PLN-SITE-20010006

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification
2. Provide building construction type designation
3. Provide occupancy loads with compliant life safety egress design
4. Specify height and area compliance per Chapter 5 of the FBC
5. Provide Life Safety plan including life safety components along all paths of egress
6. Indicate code compliant sprinkler system per FBC
7. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
8. Designate Fair Housing Provisions FBC Accessibility.
9. Detail required fire rated walls
10. Specify building separations correlating to FBC Table 601 and FBC Table 602.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. 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.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

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

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeld=C\\_OOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C_OOR_CH14FLMA)

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

1. 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.**



**Case Number: PLN-SITE-20010006**

**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 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southeast corner of East Sunrise Boulevard / North Victoria Park Road intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- b. Provide permanent Sidewalk Easement as appropriate along south side of East Sunrise Boulevard to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along east side of North Victoria Park Road to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way.
- d. 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 Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
1. 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 as appropriate), 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.
  - 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. Additional coordination maybe required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend and South East Isles neighborhoods which are part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or [rpetrica@fortlauderdale.gov](mailto:rpetrica@fortlauderdale.gov).
2. 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 (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.
3. 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.
4. Exfiltration Trenches:
  - a. Provide at least a clean out structure at each end of exfiltration trench located within the property.
5. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. 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.
6. 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.

7. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with FDOT for mitigation of additional runoff within FDOT jurisdiction). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
8. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

Property lines, Right-of-Ways, watercourses, easements, structures, and roadways shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). Sufficient information must be provided on survey in order for staff to determine proposed development improvements are being coordinated with adjacent right of way and properties.

Please provide boundary survey that is based on Standard Title Commitment or Opinion of Title.

Ensure survey depicts all information requested above as well as any information beyond limits of property that may be required for coordination between existing and proposed improvements adjacent to the site.

9. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
10. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
11. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
12. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that may be impacted by the proposed development.
13. Provide disposition of existing down guys located along North Victoria Park Road that encroach within the proposed development, including possible conflict with required vertical clearance above public and private access sidewalks.



14. 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 (10' measured from intersection point of pavement edges) 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.
15. 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.
16. 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.
17. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
18. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.
19. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
20. For surface or ground-level parking lot layout:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
  - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
  - c. 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.



- d. 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.
21. For all levels in the parking garage:
- Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
  - 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.
  - Per ULDR Section 47-20.10.A, tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units (and valet parking per ULDR Section 47-20.16).
  - Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
  - Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
  - 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.
22. 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.
23. Proposed trees (Planting Plan – Sheet LA-300) shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
24. Landscaping plan must show the addition of structural soil (8 ft diameter) under pavement around proposed large trees to provide adequate soil volumes for tree roots under pavements. The use of structural soil is only required for large shade trees, per landscaping detail <http://www.fortlauderdale.gov/home/showdocument?id=9560>
25. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the 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.
26. 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.



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





Case Number: PLN-SITE-20010006

**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 structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

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.

3. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
4. Please show locations of any proposed light poles on Landscape plan.
5. 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.

6. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
  - a. There appears to be a 6inch water main along North Victoria Park RD. that to be in conflict with the proposed Bulnesia street trees. Please propose smaller maturing shade trees on 20 feet centers.
  - b. Please propose species of tree that is compatible with overhead power lines ( smaller maturing shade trees along North Victoria Park RD).
  - c. Shifting of the location of the street trees along North Victoria Park RD will allow additional street trees to be proposed. Please propose street trees as 1 per 20 feet of linear length of frontage along N. Victoria Park RD.
  - d. Please reduce the pavers to allow for additional street trees along N. Victoria Park RD.
8. Street trees may be within the sight triangle areas, please propose the street trees with a minimum 8 feet canopy clearance while maintaining a trunk of 40% to canopy of 60% ratio.
9. Street trees along East Sunrise, please propose at an overall height 18-20 feet. Also, please meet with FDOT as to any set back requirement from the traffic lane and provide documentation of the meetings outcome.
10. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. 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.
11. 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.
12. The existing tree shown to remain is in conflict with the clear path of the pedestrian sidewalk. Also, this tree is in conflict with the overhead power lines and has been repeatedly one sided by the Line clearing crews. With the change of grade, major reduction of its root system would not be a positive for this tree. Please investigate a redesign of this area without this tree remaining in its location.
13. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.



14. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.

### 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 at this time of DRC submittal.
2. 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.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



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**CASE COMMENTS:**

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. Entry / exit door should be solid, impact resistant or metal.
3. Entry and exit door should be equipped with a secondary locking system like door pins, deadbolt or burglary prevention hardware.
4. The businesses should be equipped with a CCTV system that would capture an identifiable image of an individual on site. The system should be capable of covering entry and exit points, parking lot, and any other sensitive area of concern.
5. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm system should have battery back-up and or cellular back-up features.
6. Office doors should be equipped so that they may be locked from the inside to be used as possible "Safe Rooms" during an active threat event like an active killer incident.
7. Stairs should be Egress-Only at the ground floor to avoid unauthorized intrusion.
8. Light reflecting paint should be used in the parking garage to increase visibility and safety
9. Elevators should be access controlled
10. The parking garage should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to employee's vehicles.
11. All lighting and landscape should follow C.P.T.E.D. guidelines

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



Case Number: PLN-SITE-20010006

**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. Containers: must comply with 47-19.4
6. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
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. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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: PLN-SITE-20010006

**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 ULDR Section 47-25.2.M.4, the Applicant must fund the City's review by an outside 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. In the parking data table, list the amount of compact parking and standard sized parking being provided in the parking garage. The amount of compact parking spaces being proposed shall not exceed twenty percent (20%) of the total number of provided parking spaces.
3. Dimension the compact parking spaces. Compact parking spaces must measure out to be eight (8) feet, eight (8) inches in stall width by sixteen (16) feet in length.
4. In the parking data table list the amount of ADA accessible parking spaces being provided in the parking garage. There should be one (1) accessible parking stall for every twenty-five (25) parking spaces provided and at least one (1) of the accessible parking stalls needs to meet the guidelines for van accessibility. These spaces should be identified in the site plan.
5. The ADA accessible space on the ground floor needs to be relocated so that the user does not need to bypass egress and ingress traffic. Per ADA guidelines, an accessible route must always be provided from the accessible parking to the accessible entrance.
6. In the parking data table list the amount of bicycle parking being provided.
7. Indicate how the proposed sidewalk will connect with the existing sidewalk to the east of the property.
8. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
9. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
10. An ADA accessible ramp with a detectible warning device should be included on the northwest corner of the property to connect to the existing crosswalk that runs east-west along E Sunrise Boulevard.
11. Continue the concrete sidewalk through the driveway entrance.
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. 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 structures shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

14. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
15. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
16. Additional comments may be provided upon further review.
17. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

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

Case Number: PLN-SITE-20010006

**CASE COMMENTS:**

Please provide a response to the following:

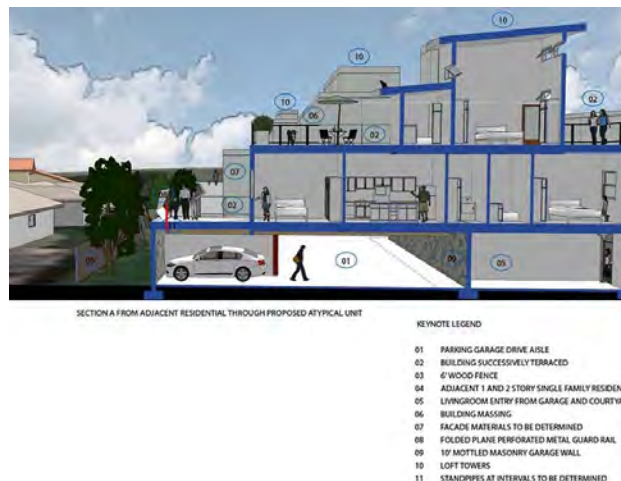
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: [www.fortlauderdale.gov/neighbors/civic-associations](http://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) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 4) As proposed, the building footprint occupies the majority of the site, leaving minimal space and should be reevaluated to: (1) Provide stronger building presence at the north-west corner of the building with an enhanced office lobby design with direct pedestrian connection to the retail space, thereby creating more presence and synergy between the uses, (2) Provide double-story floor to ceiling height for the first level at a minimum of 21 feet to reach a similar height as the existing structure to the east, (3) Incorporate use of high-quality building materials facing Sunrise Boulevard and North Victoria Park Road especially at the ground level to enhance the public realm, and (4) Reduce the development program to lessen the impact of building massing and to provide a transition in scale to the existing neighborhood.
- 5) Pursuant to ULDR, Section 47-6.20, Table of dimensional requirements, where the height of a building in a business zoning district exceeds nine feet measured from the ground floor elevation, that portion of the building may extend into the front yard area. The applicant is proposing to extend fully into the front yard with the parking garage levels and for a portion of the front yard for the 7th level office. The building extension into the setback area further amplifies building massing and brings portions of the parking garage, which are not lined with active uses, closer to the public realm. It is recommended the project not extend into the front yard.
- 6) Pursuant to ULDR, Section 47-20, Parking and loading requirements, the proposed parking ratio is based on a development program that varies depending on the floor level, which is difficult to monitor for the applicant and for enforcement. The program should be more clearly defined per floor and use to ensure compliance with parking requirements. In addition, the applicant has maximized the credit for compact parking and motorcycle parking. Provide a justification of how parking requirements are met including the six proposed motorcycle parking spaces intended for a professional and medical office use. In addition, the parking ratio calculates the retail use at 1 space per 250 square feet of retail space, which will not accommodate potential future uses with more stringent parking requirements, e.g. restaurant use.
- 7) Provide the following changes on the site plan:





- a. Update the site plan data to include number of compact and motorcycle spaces and percentage pursuant to ULDR Section 47-20.11;
  - b. Update parking table on Sheet A-104 to reflect 29 parking spaces not 28;
  - c. Consider increasing the depth of the ground floor retail to ensure the leasable space is economically viable.
  - d. There is a significant height differential between the proposed commercial structure and nearby residential properties. Increase in the rear-yard, to provide a stronger buffer to adjacent properties.
  - e. The corner of East Sunrise Boulevard and North Victoria Park Road is a primary focal point. Consider providing a plaza at the corner of Sunrise Boulevard and North Victoria Park Road to create a more enriched pedestrian experience and activation of the street.
- 8) Provide the following changes on the elevation plans:
- a. Update building elevation plans to indicate the correct measurement for building height pursuant to ULDR Section 47.-2.2.1.:
    - i) "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."
  - b. Loading and service facilities, and garages shall be screened so as not to be visible from abutting residential uses.
  - c. Consider updating plans along Sunrise Boulevard to line the parking garage with active uses to enhance the public realm and pedestrian experience.
  - d. Update the south elevation to provide additional architectural elements that are compatible with the abutting residential area. Reduce the building height and increase the building setback to reduce the visual impact of the structure on the residential properties and provide a building mass transition. Garage screening should reduce vehicular noise and light pollution. Refer to additional criteria in the Neighborhood Compatibility Criteria of ULDR Section 47-25.3 and address in building design
  - e. The east elevation shows a flat blank wall. Provide fenestration and architectural elements such as banding, windows and articulation to the south façade.
  - f. Update the north and west elevations to provide for exceptional architectural screening of the parking podium levels. As proposed, the perforated metal screening appears to be inadequate without the specific details from the manufacturer including product images of such material and percentage of openness;
  - g. Provide a colored detail sheet of each side of the building, identifying material with example images; and
  - h. Provide colored renderings for all building façades to better understand changes in material, and variance in articulation and design. Renderings should accurately depict the proposed design and surrounding context.
- 9) Survey indicates overhead powerlines along North Victoria Park Road. The location of the powerlines will impact the project design including the site plan, landscape plan, and elevations. Provide documentation from FPL that the building location and placement does not interfere or impact such overhead lines and the distance separation requirements.
- 10) Label and provide dimensions on each floor plan including but not limited to the following:
- a. Elevator;
  - b. Drive aisle width;
  - c. Parking depth and width dimensions; and,

- d. ADA Accessible Parking.
- 11) All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.
    - a. 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. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.
  - 12) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
  - 13) Remove portion of building located within the diagonal Neighbor Compatibility Setback on Sheets A-203, A-204, A-301, A-303.
  - 14) In lieu of the three-foot glass railing, consider creating a 6-foot-tall opaque guard rail with screen.
  - 15) Provide street cross sections depicting the placement of the building in relation to the street elements such as sidewalks, roadways and neighboring properties.
  - 16) Consider providing additional stepback and terracing from the second floor as shown in the images below:

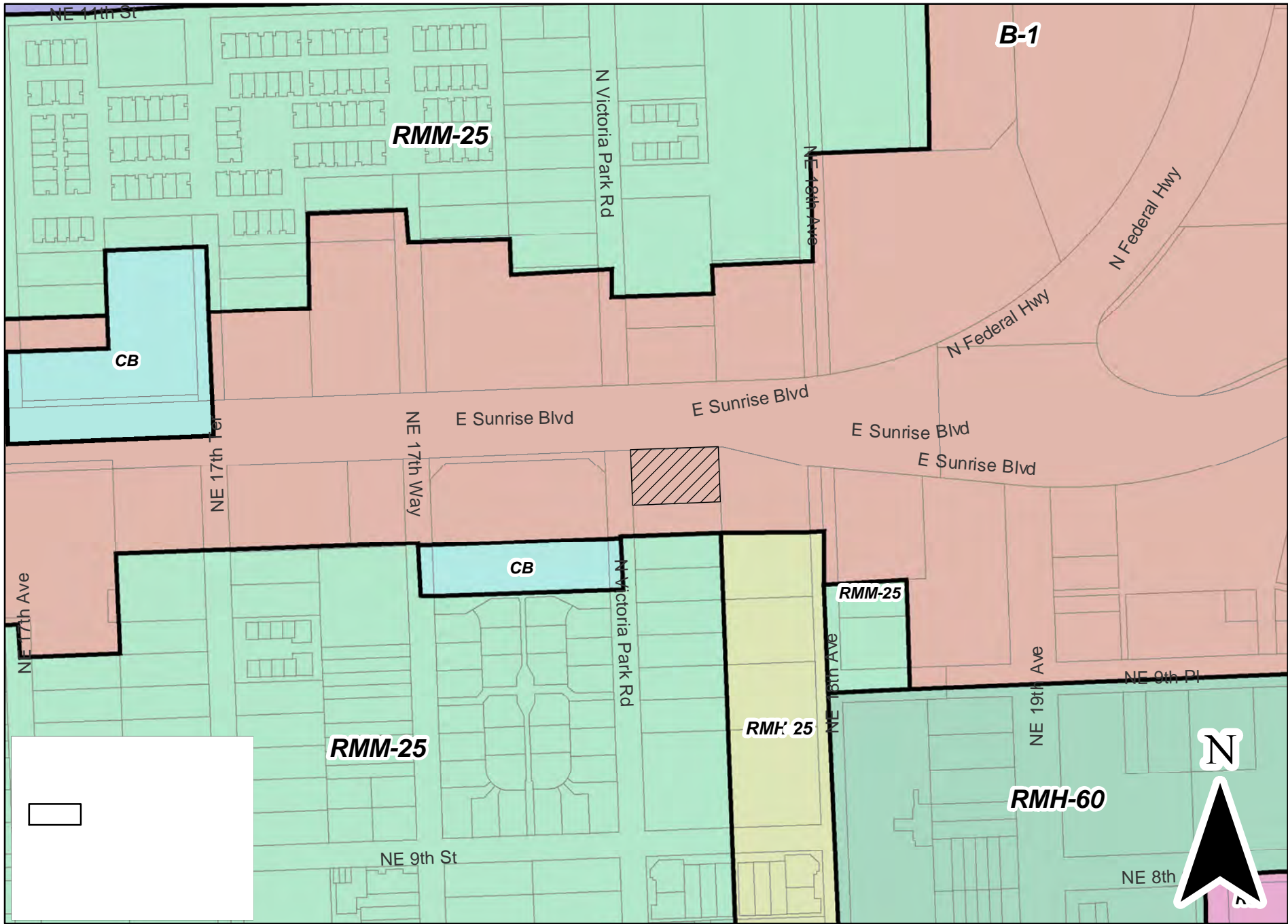


- 17) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

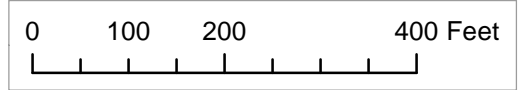


### GENERAL COMMENT

- 18) Note, a determination has been made by the Zoning Administrator that the proposed site is not located within the interdistrict corridor and does not need to comply with ULDR Section 47-23.9. – *Interdistrict corridor requirements*.
- 19) Please note any proposed signs will require a separate permit application.
- 20) 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.
- 21) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (email [NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov)) 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.
- 22) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (July 22, 2020), unless an extension of time is mutually agreed upon between the City and the applicant.
- 23) Additional comments may be forthcoming at the Development Review Committee meeting. Please provide a written response to all Development Review Committee comments within 180 days after comments have been received.



# PLN-SITE-20010006



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Graphic Scale