



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** July 14, 2020

**PROPERTY OWNER:** Len & Melody Renne

**APPLICANT/AGENT:** Flynn Engineering Services, P.A.

**PROJECT NAME:** Seven Seas

**CASE NUMBER:** PLN-SITE-20060001

**REQUEST:** Site Plan Level IV Review - Rezoning with Flex  
Commercial Allocation and Conditional Use approval  
for Marina Use

**LOCATION:** 1490 & 1500 W Broward Boulevard

**ZONING:** Boulevard Business (B-1) & Residential Multifamily Low  
Rise/Medium High Density District (RML-25)

**LAND USE:** Commercial & Medium-High Density Residential

**CASE PLANNER:** Yvonne Redding

Case Number: PLN-SITE-20060001

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify use 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

**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?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:**

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-20060001

**CASE COMMENTS:**

**Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:**

1. Provide copy of Pre-application meeting memorandum with FDOT.
2. 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.
3. The corresponding Right-of-Way Vacation (Case # PLN-VAC-20060001 – 7/14/2017 DRC Agenda) shall be approved by City Commission prior to Final DRC Sign-off.
4. Contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the proposed utility easement, and obtain a 'letter of no objection' for construction of the proposed 5-ft high wall and landscape trees
5. Provide disposition of existing sewer laterals within SW 15 Terr exist right of way that maybe impacted by the proposed development.
6. Provide Pavement Marking & Signage Plan. Should any off-site pavement marking, and signage be proposed, it shall be approved by BCHTED or FDOT as applicable.
7. Provide disposition of existing perimeter fence where the it encroaches onto adjacent private property.
8. Provide disposition of existing fiber optic riser and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
9. Pedestrian accessible path from W. Broward Blvd must meet ADA compliance.
10. Proposed Southern Live Oak east of the proposed dumpster as well as proposed High Live Oak near vehicular access point must provide a 10' minimum separation to underground utilities and or fire hydrant assembly as applicable.
11. Landscaping plan must show property lines and underground utilities.
12. Coordinate site layout between landscaping and engineering plans for consistency.
13. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
14. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20060001

**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' 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 Planning and Zoning Board Meeting 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>
2. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
3. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards.
4. 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. 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.
  - 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).

5. 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.
6. 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.
7. 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.
8. 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 the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
9. 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 can be found on our website.
10. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
11. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20060001

**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. As to tree number 1 please verify that if a change to the open area around this tree that it would only to expand not decrease. Please investigate a permanent system to protect this root area of the tree from vehicle encroachment.
4. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Please provide the Street trees at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Street trees may be proposed encroaching within the sight triangle area; these trees will require eight feet canopy clearance for traffic visibility requirements.



- a. While the street tree for Broward BLVD is the Royal palm, the city would ask that shade trees be provided between the Royal palms. From viewing Broward County Property web page street view there appears to be two existing shade trees along the sidewalk area on the eastern portion of the site. These trees may be in conflict of proposed Royal palms.
  - b. Please propose the street trees closer to the east and west property lines that additional street trees may be proposed.
  - c. Please propose street trees that continue to SW 15<sup>th</sup> TER.
  - d. A street tree may encroach within the sight triangle providing the tree has a canopy clearance of a minimum 8 feet height.
  - e. Please illustrate measured distance between the street trees.
5. 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. Illustrate underground utilities on Landscape plan.
  6. Please show any FPL overhead power lines on plans. If conflict arises between proposed trees and power lines please adjust tree species suitable for the location(s).
  7. *Section 47-21.2.70.* Vehicular use area (also referred to as "VUA"). Any area used by vehicles including, but not limited to, areas for parking, display, storage or traverse of any and all types of motor vehicles, bicycles, watercraft, trailers, airplanes or construction equipment, but shall not include areas used exclusively as an airport ramp or apron.
  8. Existing vehicular use areas. Existing VUA's shall be considered as new and brought into conformity with the minimum requirements of this section upon the occurrence of any one (1) of the following conditions: 1. When a vehicular use area is expanded or enlarged by a cross easement agreement or by additional paving resulting in an increase of twenty-five percent (25%) or more of the existing vehicular use area square footage. It appears that there is to be an increase to the existing site's VUA; by expansion of the vacation of SW 15<sup>th</sup> TER and absorption of lot 1, that requires the site to come up to today's code for Landscape.
  9. *Section 47-21.12.A.5.* Storage and loading areas. When portions of a VUA are utilized for storage, loading dock, tractor/trailer truck maneuvering, or aircraft maneuvering, and when it is shown that relocation of required landscaping does not defeat the purpose of the VUA landscape and parking requirements, the department may permit the relocation of peninsular and island landscape areas and other interior landscape areas to a location in public view adjacent to the internal buildings. When there are no buildings, the relocated landscape area shall be added to the minimum depth of the perimeter landscape area.
    - a. Please propose additional shade trees between the Royal palms along Broward BLVD as in comment number 3, also along the buffer yard to the south end of the site to provide a heavy vegetative screening to the residential property.
  10. Please include the portion that is indicated not in scope and describe what its function will be for additional requirements may be necessary.
  11. Provide, in tabular format, all required versus provided landscape calculations.
    - a. Please provide within site calculations the increase of VUA as to comment number 6.



- b. Landscape materials must be in a healthy growing condition to count toward code requirements.
12. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
13. 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.
14. 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. please illustrate any proposed light poles with a radius of 7.5 and 15 feet on plan.
15. Please include the landscape triangle south end of site within SW 15<sup>th</sup> TER demonstrate the impact that it will receive from the proposed site improvements and what is proposed within this area.
16. The Landscape plan appears to have the wall at the south end of the site at SW 15<sup>th</sup> TER that abuts the street with no setback. Please verify setback requirements and propose code landscape street side of the wall where abutting a street.
17. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings 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 2 feet apart.
  - b. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
  - d. Please specifically note and illustrate this on plans.
18. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
  - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
  - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all of the above on plan if ground signage is to be proposed.
19. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one. From viewing Broward County Property web page street view there appears to be two existing shade trees along the sidewalk area on the eastern portion of the site. Please verify.





20. 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 of specimen size trees.
21. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of two (3) inches, two hundred and twenty five (225) square feet with eight (15) feet being the smallest dimension.
  - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
22. Additional comments may be forthcoming prior to DRC sign off.

### **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. 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: PLN-SITE-20060001

**CASE COMMENTS:**

No Police Comments Necessary.



Case Number: PLN-SITE-20060001

**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 7:00 pm within 250 feet of residential.
5. Containers: must comply with 47-19.4
6. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
7. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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).
10. Draw containers on the site plan.
11. 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-20060001

**CASE COMMENTS:**

1. Pedestrian access from SW 1<sup>st</sup> St to Broward Blvd must remain, create a pedestrian pathway connecting the two streets.
2. Proposed driveways on State-maintained roadways and intersection influence area must be approved by the Florida Department of Transportation (FDOT). Please provide the FDOT pre application access management letter.
3. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
4. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements
5. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
8. 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.
9. 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. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
10. Bicycle parking is strongly encouraged. 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
11. Additional comments may be provided upon further review.
12. Sign off is 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-20060001

**CASE COMMENTS:**

Please provide a response to the following:

- 1) 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.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    1. Provide notice via e-mail and regular 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); 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) 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) 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. 47-19.9, Outdoor uses
  - b. Sec. 47-24.4, Rezoning
  - c. Sec. 47-25.2, Adequacy Requirements
  - d. Sec, 47-25.3. Neighborhood Compatibility
  - e. Sec. 47-28, Density and Flexibility Rules
- 5) Provide a sketch and legal description for the parcel to be rezoned.



- 6) Provide a sketch and legal description for the area requesting flex commercial land use on the residential land use designated parcels. This should include the portion of lot 3, which remains residentially designated.
- 7) Provide the following changes on the site plan:
  - a. Include portion of "1490" parcel on site plan and in site data table, indicate use of this portion of the property;
  - b. Provide a safe pedestrian connection along SW 15<sup>th</sup> Terrace, from Broward Boulevard to SW 1<sup>st</sup> Street with adequate minimum 5-foot sidewalk granting a public access easement should the associated right-of-way vacation application (Case # PLN-VAC-20060001) move forward.. Replace back-out parking with parallel parking along this portion of the right-of-way and incorporate shade trees. This will provide an enhanced connection from the neighborhood to Broward Boulevard;
  - c. Remove associated improvements on the portion of SW 15<sup>th</sup> Terrace right-of-way adjacent to 1515 SW 1<sup>st</sup> Street will need to be removed. Note that should the associated vacation application be approved, half the width of the right-of-way will revert to the property owner on each side of the vacated right-of-way.
  - d. Correctly identify the property boundaries, especially along Broward Boulevard;
  - e. Currently several boat lifts are located on-site; indicate if these are to remain or be removed;
  - f. Indicate location of wall/fence proposed and provide details, including proposed landscaping. Repair use must be screened or conducted within a completely enclosed building;
  - g. Clearly indicate which buildings are being demolished and which will remain;
  - h. Provide accurate parking data, include dry dock boat storage and marina slips.
- 8) Clearly indicate the proposed improvements to the existing "1490" building on the elevation plans.
- 9) Provide location, renderings and details pertaining to all proposed signage. Signage is approved under a separate permit application.
- 10) Provide information and details for the proposed dumpster enclosure. The placement of the dumpster may need to be adjusted depending on location of the pedestrian path and sidewalk
- 11) Discuss associated non-conforming uses including boat storage and or repair being conducted at 27 SW 15<sup>th</sup> Terrace.
- 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. Lighting fixtures and glare should not be visible from neighboring residential properties.
- 13) Provide the proposed fence and gate dimensions, photographic example of proposed material and color on the detail plan sheet. Consider a metal picket fence with appropriate hedge materials.
- 14) Pursuant to Sec. 47-17.4, Sailboat Bend Historic District, any alteration or new construction requires an application for a certificate of appropriateness. The property is located within the Sailboat Bend Historic District. An application for review of alterations which exceed fifty (50) percent of the replacement value of the property shall be made to the Historic Preservation Board, subject to the same procedures as an application for a certificate of appropriateness as provided in Section 47-24.11.D. Please contact Trisha Logan at [TLogan@fortlauderdale.gov](mailto:TLogan@fortlauderdale.gov), if you need additional information.



- 15) The proposed project is located in the Sailboat Bend Historic District and requires review by the Historic Preservation Board (HPB). A separate Certificate of Appropriateness application, Demolition Rider, all required documentation, and applicable fees are required for the HPB submittal, and the applicant is responsible for all public notice requirements in Section 47-27.8 of the Unified Land Development Regulations (ULDR). 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. For additional information, contact Trisha Logan, Historic Preservation Planner, at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) or at 954.828.7101.
- 16) The exact design, materials, and lighting of the wall signs are not specified within the application. Be advised that if the design, materials, and lighting of the wall signs are not specified within the Certificate of Appropriateness application to the HPB, a separate Certificate of Appropriateness application will be required at a later date.
- 17) The function of the windows shown on the north elevation are not specified -and must be specified as part of the application to the HPB. Be advised as per the Sailboat Bend Material and Design Guidelines in Section 47-17.B of the ULDR, horizontal sliding windows are not permitted on street facing elevations.
- 18) All glass used for windows, doors, and garage doors must be clear with an option of a Low-e coating.
- 19) Be advised as per the Sailboat Bend Material and Design Guidelines in Section 47-17.B of the ULDR, garage doors are limited to a width of 9'-0".
- 20) Within the City of Fort Lauderdale's Historic Preservation Design Guidelines, it is encouraged to unobtrusively locate landscape features, specifically the proposed dumpster/dumpster enclosure, where it is not visible from the public way. An alternate location for the dumpster/dumpster enclosure is encouraged to meet the design guidelines. If it is not possible to locate landscape features where they cannot be seen by the public, minimize the public's view and screen with dense plantings, a wall and/or wood fencing. Additional details must also be provided pertaining to the materials proposed for the dumpster enclosure as part of the application to the HPB.
- 21) New wall enclosure along southern property lines is stated to be provided by others; however the enclosure does not provide access from the historic district to Broward Boulevard which was historically provided in the Amended Plat of River Highlands approved in 1940. This location currently allows for pedestrian access.
- 22) Additional details pertaining to the materials used for the wall enclosure will need to be specified prior to appearing before the HPB. The details of the wall enclosure should comply with the Sailboat Bend Historic District's Material and Design Guidelines in Section 47-17.B of the ULDR.
- 23) Additional details pertaining to the materials used and height for the decorative fence will need to be specified as part of the application to the HPB. The details of the wall enclosure should comply with the Sailboat Bend Historic District's Material and Design Guidelines in Section 47-17.B of the ULDR.
- 24) Specify if existing chain link fence is to remain along Broward Boulevard in front of the 1500 W. Broward and 1490 W. Broward Boulevard parcels. If existing chain link fence is to be removed, specify proposed new fence or wall materials and height as part of the application to the HPB.





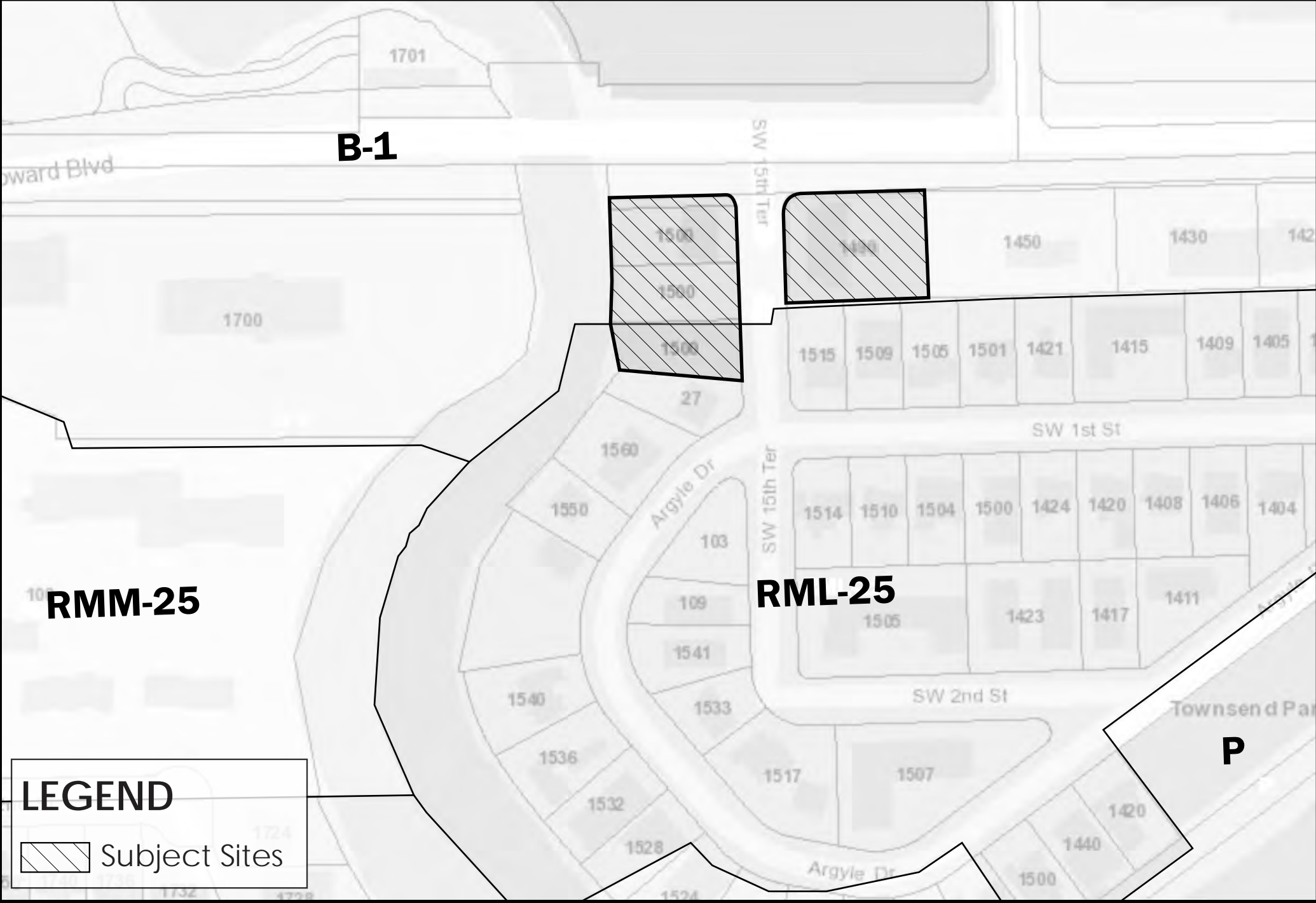
- 25) Specify if the existing boat stands to remain are to be refinished or improved (i.e. painted or coated) and must be specified as part of the application to the HPB. Additional details of the materials proposed as part of the mechanical enclosure must be specified as part of the application to the HPB.
- 26) It is recommended the following pedestrian and bicycle-related comments be addressed:
- Per 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;
  - Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
  - Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
  - 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
  - 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 Benjamin Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov).
- 27) Coordinate with the Floodplain Manager, Richard Benton, for floodplain inquires. (Email: [RBenton@fortlauderdale.gov](mailto:RBenton@fortlauderdale.gov), Phone: 954-828-6133). Section 60.3(c)(3) of the NFIP regulations states that a community shall:
- "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."
  - 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.
  - Guidance on floodproofing is provided in the FEMA manual "Floodproofing Non-Residential Structures" and in Technical Bulletin 3, "Non-Residential Floodproofing — Requirements and Certification."
- 28) 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**

- 29) 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.



- 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 Pre-PZ sign-off, please schedule an appointment with the project planner (call 954-828-6495) 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.
- 31) 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 (January 10, 2021), unless an extension of time is mutually agreed upon between the City and the applicant.
- 32) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
- 33) 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.



**B-1**

**RMM-25**

**RML-25**

**P**

**LEGEND**

 Subject Sites

**PLN-SITE-20060001 - SEVEN SEAS**

