



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** January 12, 2021

**PROPERTY OWNER:** SNG 1115 Investments, LLC.

**APPLICANT/AGENT:** Stephanie Toothaker, Esq.

**PROJECT NAME:** 1115 and 1123 NE 9th Avenue

**CASE NUMBER:** UDP-S20010

**REQUEST:** Site Plan Level III Review: Parking Reduction for a 11,122 Square-Foot Catering Operation

**LOCATION:** 1115 and 1123 NE 9th Avenue

**ZONING:** Heavy Commercial/Light Industrial Business (B-3)

**LAND USE:** Commercial

**CASE PLANNER:** Christian Cervantes



Case Number: UDP-S20010

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify current 2020 Florida Building Code-Seventh Edition plan for the proposed alterations [F.B.C.2020-101.2]
2. Specify use of adjacent tenants and provide fire rating separation on plan in accordance with Table 508.4 of the 2017 FBC.
3. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
4. Provide life safety egress design per Chapter 10 of the FBC 2020.
5. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
6. Specify on drawings that the alterations will comply with section 903.2.11.5 & 904 of the FBC for commercial kitchens.
7. Per section 1522.3 of the FBC specify on drawings that all rooftop equipment and supports shall be secured and installed to the structure in compliance with the loading requirements of Chapter 16 (High Velocity Hurricane Zones).
8. Per section 1604.2 of the FBC specify on drawings that the structures, and parts thereof, shall be designed and constructed to support safely the factored loads in load combinations defined by the FBC without exceeding the appropriate strength limit states for the materials of construction.

**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 December 31<sup>st</sup>, 2021 the 7<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>



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**CASE COMMENTS:**

Prior to Final DRC sign-off, please provide updated plans and written responses to the following review comments:

1. Obtain a letter of water and wastewater service availability from the City's Public Works – Engineering Department.

Water and wastewater capacity availability request form can be found at the following site:  
<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

\*\*\* Project must 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. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

2. Applicant proposes establishing a multi-licensee kitchen facility. If proposing to connect to City Water and/or Sewer service, 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. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
4. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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**CASE COMMENTS:**

Please provide a response to the following:

1. 47-21.12.G.1. Retroactive VUA landscaping. Any owner of a parcel of land upon which there is located a vehicular use area which existed prior to July 7, 1977 shall meet at least fifty percent (50%) of the requirements of new vehicular use areas. If a vehicular use area cannot be redesigned and the owner is unable to meet this fifty percent (50%) requirement without reducing the number of required parking spaces or reducing the number of parking spaces provided for use of the parcel which would be required if based on the minimum off-street parking requirements for such use in effect on March 6, 1990, the owner shall comply to the maximum extent possible without reducing the number of required parking spaces.
  - a. Please have a Landscape Architect prepare Landscape plans fulfilling landscape requirements for the site.



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**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. 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).
6. Containers: must comply with 47-19.4
7. 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.
8. 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



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**CASE COMMENTS:**

1. 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.
2. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
  - a. Site plan should show what percent of a parking reduction is being requested.
  - b. A parking reduction order will need to be recorded.
3. All new proposed 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. All new proposed parking must be contained on site and must not protrude into the public right of way.
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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
  - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is 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; and
  - c. Accordingly, 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. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
2. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements (ULDR Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
4. 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.
5. Provide the following changes on site plan:
  - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks or provide a context plan depicting such;
  - b. Show centerlines of all adjacent ROWs and dimension widths.
  - c. Indicate all utilities (both above and below ground). There are existing overhead utilities in the alley that are not depicted on the plans and would conflict with proposed changes;
  - d. Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit. The proposed use would require a significant amount of trash collection and possibly grease traps, cleaning requirements, etc. This information should be verified with the Building Division and depicted on plans. Furthermore, dumpster and trash receptables will be required to be screened; please provide screening details;





- e. Clearly label on site plan sidewalks, loading area, and access to the refuse area and demonstrate truck access to such as it does not appear to be sufficient for the use or accessible from the back alley which would be blocked by a fence and utility pole. Clarify how the proposed site plan will address parking, loading, vehicular circulation and pedestrian connectivity within the context of the adjacent neighborhood and how it will balance street trees, landscaping and drainage on the site.
  - f. Dimension all lengths and widths of parking stalls. Some stalls appear different in length and width and should also be noted. Pursuant to ULDR, Section 47-20, Parking and Loading Requirements, the proposed parking stalls do not meet dimensional requirements and handicap space design for five-foot access adjacent to the space.
  - g. Refer to technical specifications sheet of the Development Review Committee application and submit a complete site plan package with all required plan sheets and information.
6. Provide the following changes on elevations:
    - a. Show setback dimensions from the property lines on the elevation pages as well as all pertinent details per the DRC application's technical specifications sheet.
    - b. Label the elevations with the correct elevation direction. Elevations state "north" and "south" but show east and west elevations for site.
  7. A separate application and fee are required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
  8. Pursuant to ULDR, Section 47-20.3.A.5, Parking and Loading Requirements, Reduction and Exemption Criteria, provide a detailed explanation on how the facility will operate during business hours and how the 10 parking spaces and parking reduction will meet the needs of the facility. Though the narrative states the facilities will not be for public use, it also states each separate 29 kitchens will be utilized by separate vendors and caterers in addition to delivery services. This appears to create an unsustainable parking proposal as the site would normally require 45 parking spaces per ULDR Sec 47-20.2. Furthermore, the proposed parking shows spaces partially located in right-of-way which is not permitted.
  9. Narrative states this type of business and facility has demonstrated success with a lower parking demand in other places with similar land uses. Provide examples of where and how this type of use has been implemented elsewhere and how the facilities operated with reduced parking. Examples from Florida are preferred.
  10. As proposed there is an extensive amount of kitchen exhausts and vents on the roof. Confirm with the Building Division representative that the structure can sustain the number of punctures to the roof and has the capacity to carry the load of the equipment per the Florida Building Code.
  11. The site plan shows large amounts of storage in the facility for kitchen use – provide a detailed response on how deliveries and loading zones will fit into the overall site plan layout.
  12. Consult with Fire Department representative regarding interior partitions of proposed kitchen units on the needed fire rating.
  13. Pursuant to ULDR Section 47-20.15.5, backout parking is not allowed when residential uses are present between the extended property lines across the right-of-way where the backout parking is located. Furthermore, expansion of existing backout parking is not permitted and new parking stalls must be contained within the property line without extending into public right-of-way.
  14. Pursuant to ULDR Section, 47-20.2, parking ratio should be calculated based on gross floor area of building.



15. Pursuant to ULDR Section, 47-25.3.A.3, provide a photometric plan to ensure compliance with neighborhood compatibility requirements. Extend the photometric plan to the residential property lines or across the road until they do not exceed 0.5 Foot Candles.
16. Pursuant ULDR Section, 47-25.3.A.b.iii, provide roof plan with spot elevations of the parapet wall, roof, and proposed mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. Roof mounted structures such as air conditioners, compressors, generators, satellite and dish antennae, shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches above the top most surface of the roof mounted structure. As proposed, the development does not appear to meet rooftop screening requirements.
17. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.

### General Comments

The following comments are for informational purposes.

1. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application unless an extension of time is mutually agreed upon between the City and the applicant.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner ([ccervantes@fortlauderdale.gov](mailto:ccervantes@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.
3. 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.
4. 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.
5. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.

