



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 11, 2021

PROPERTY OWNER: 1551 Sistrunk, LLC.

APPLICANT/AGENT: Dylan Lagi, Zamo Enterprises, LLC.

PROJECT NAME: 1551 Sistrunk

CASE NUMBER: UDP-S21011

REQUEST: Site Plan Level II Review: 1,676 Square-Foot Restaurant addition

LOCATION: 1551 NW 6th Street

ZONING: North West Regional Activity Center-Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Adam Schnell

Case Number: UDP-S21011

CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code-Seven Edition [F.B.C.101.2]
2. Specify uses and occupancy classification per Chapter 3 of the FBC
3. Provide building construction type designation per Chapter 6 of the FBC
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
5. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
6. Change door swing of exit egress door leading directly into parking aisle.

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th 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
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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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>
2. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
3. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
4. 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), and streets with streets (25' measured from intersection point of extended property lines).
5. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, a raised concrete slab, and a drain connecting to sanitary sewer. The elevation of either the raised concrete slab or the drain shall be set at or above the 100-year Broward County elevation to minimize stormwater inflow and infiltration into the City's sanitary sewer system.
6. Proposed roof overhangs shall be maintained on-site along NW 6th Street and out of the 20ft Corner Chord at NW 6th Street and NW 15th Way intersection.
7. 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.
8. 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. 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.



9. Water and Sewer Plan proposes connection to what appears to be an existing gravity sewer lateral from a pressurize main. Please verify and correct plans accordingly.
10. Provide sufficient details on civil drainage plan to demonstrate how roof runoff will be collected and convey to the proposed drainage system.
11. Please verify Finished Floor Elevation requirements follow City's Code of Ordinances Sec. 14-11 – All new buildings and substantial improvements of buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code or the base flood elevation plus one (1) foot, whichever is higher.
12. Proposed trees 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.
13. 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.

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



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CASE COMMENTS:

Please provide a response to the following:

1. With the increase of ground floor and vehicle use area as per code section 47-21.12.F. the vehicle use area is required to meet today's site code requirements.
 - a. A ten feet Landscape buffer area between the VUA and an adjoining right of way. Also, a minimum design guideline of the NW-RAC.
 - b. Tree island width of a minimum 8 feet width inside to inside of curb.
 - c. Buffer trees and palms within the landscape buffer to the residential property. Please see section 47-21.14.A.9. due to the narrow width (if under 5 feet) please propose palms suitable in areas under power lines.
2. Please provide the square footage calculation of the proposed VUA.
3. Please provide required and provided calculations as to section 47-21.12.
 - a. One of the requirements of the VUA is tree breakdown of shade, flowering, palm. With a redesign of the underground utility at the head of the handicap parking space, a shade tree would be able to be provided and be able to count towards the VUA tree requirement.
4. 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.
5. There is a catch basin within the swale adjacent to the Silver Buttonwood tree, please show the underground portion of the utility to verify any potential conflicts.
6. Please correct calculation for net lot area, the calculation now provided is of the gross area.
7. Upon city staff site visit it was discovered that a Crape Myrtle tree was viewed at the site yet was missing from the tree disposition sheet. Please include the Crape Myrtle tree within the disposition sheet.
8. Please provide trees and palms as to FPL Right Tree Right Place guidelines for tree selection and placement.
 - a. Clusia Rosa by FPL standards require a horizontal off-set of a minimum 20 feet. Please illustrate the lateral measured distance from tree to overhead utilities. Change of species may be required.
 - b. Tree proposed in the north east landscape buffer may have conflict with the light pole and solar panel. With this buffer landscape area being increased, placement of this tree may be able to have 12-13 feet from light pole and solar panel.
9. Please show location of light poles with solar collector panels along NW 15th WAY and where the site tree or street tree may have a measured distance of 12-13 feet minimum clearance.



10. If the alleyway is not to be accessible to the VUA, please provide additional landscape planting materials or otherwise where decorative stone is being proposed may require paving.
11. Neighborhood Compatibility section 47-25.3 requirements talk about things like a buffer wall and a Dumpster location adjacent to a residential site.
12. Street trees require a minimum horizontal clearance from the travel lane when curbed 4 feet when uncurbed 6 feet. Please illustrate the horizontal clearance to be provided of the tree trunk to travel lane.
13. The proposed street tree adjacent to the existing Sliver Buttonwood would appear to be a future conflict with the solar panel of the light pole. Please remove this one tree of the proposed Landscape plan.
14. Street trees may encroach the sight triangle area, yet at time of installation the trees must have a canopy clearance of 8 feet. Please propose street trees that encroach the sight triangle with a minimum 50 -50 percent canopy to trunk ratio. Existing Sliver Buttonwood street tree #1 appears to have been subjected to a violation of tree abuse, Section 47-21.15.D.1.d., and may require remedial pruning of the canopy to provide the required visibility and to grow in tree form.
15. 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.
16. Please follow landscape design by Crime Prevention Through Environmental Design (CPTED) whereas the proposed Green Buttonwood hedge at 4-5 feet tall along the alleyway and adjacent to the right of way should be maintained at 30 inches tall.
17. 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. 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:

Comments may be forthcoming.



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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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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. 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. 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.
 - a. For a development which generates less than five hundred (500) trips per day or less you may apply for a stacking requirement reduction based on a traffic impact statement prepared by licensed engineer, architect, or planner. See section 47-20.5.6.d.
2. 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.
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. Illustrate clear sight triangle for the intersections and driveways.
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.
7. 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. Look to 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.
8. Additional comments may be provided upon further review.

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) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Northwest Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 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) Provide the following changes on the site plans:
 - a. Work with Transportation and Mobility (TAM) on the proper placement of the site triangles for the egress point onto NW 15th Way.
 - b. Place site triangles on Site Plan, Sheet- SP-1.
 - c. No obstructions are permitted within the corner chord. Remove all obstructions and show corner chord on the site plan.
 - d. Per Section 47-20.5.C.6., Minimum Stacking Distance, "A stacking area shall be designed to include a space of twelve (12) feet wide by twenty-two (22) feet long for each vehicle to be accommodated within the stacking area and so that vehicles within the stacking area do not block parking stalls, parking aisles or driveways of off-street parking facilities." Update site plan to meet stacking requirements.
 - e. Remove gravel pathway between the alleyway and work with the Landscape reviewer on the inclusion of appropriate plants, trees, and shrubs.
 - f. Include the location of the 5' wall on the plans and provide detail sheets for the proposed wall. Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5.
 - g. Provide a roof plan. A roof 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. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories 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 high above the top most surface of the roof mounted structure. 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.
 - h. Provide 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. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Sec. 47-20.14).

- 5) Provide the following on the elevations:
 - a. Increase fenestration or expand windows to increase transparency and enhance pedestrian experience.
 - b. Enhance facades with an emphasis on durable materials and layering of architectural features.
 - c. Show setback dimensions from the property lines on the elevation pages.
- 6) 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

- 7) Please note any proposed signs will require a separate permit application.
- 8) 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.
- 9) 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.
- 10) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.

