



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 14, 2021

PROPERTY OWNER: North Andrews QOZ, LLC.

APPLICANT/AGENT: Gustavo Carbonell, Architect

PROJECT NAME: North Andrews QOZ Remodel

CASE NUMBER: UDP-S21035

REQUEST: Site Plan Level II Review: Change of Use from 3,993 square-foot Automotive Repair Use to Restaurant Use in the Northwest Regional Activity Center

LOCATION: 700 North Andrews Avenue

ZONING: Northwest Regional Activity Center-Mixed Use east District(NWRAC- MUE)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Adam Schnell



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
2. Specify height and area compliance per Chapter 5 of the FBC 2020.
3. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
4. Provide occupancy loads with compliant 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. Provide exit discharge with a direct and unobstructed access to a public way FBC 1028.5.
7. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

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, 2020 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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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 9' Right-of-Way dedication along east side of N Andrews Avenue (coordinate with BCHCED), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.

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.
2. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <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>
3. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
4. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
5. Proposed public sidewalk shall be continued along the proposed drive through entrance.
6. Ensure alley stop bar is setback 4' min from pedestrian crossing.
7. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Should dumpsters require a floor drain, it should be elevated to 7.0' NAVD and connected to a grease traps, oil / sand separators.
8. 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.

9. Conceptual Paving, Grading, and Drainage Plan

- a. Please discuss the rationale for the proposed drainage system (i.e., 2 catch basins and 30 LF exfiltration trench) within the alley. Be reminded that private stormwater infrastructure (drainage pipes, wells, or basins,) is not permitted in City Right of Way. However, if this system is being proposed for drainage mitigation purposes, the design shall demonstrate compliance with the City's Comprehensive Plan (i.e., meets or exceeds the 10-year/1-day storm event drainage criteria). In addition to the above, be reminded that the applicant shall be responsible for maintenance of the 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. In addition to the above, note that any drainage mitigation.
- b. Please note that this project is located within the Progresso Village Civic Association which is part of the City Drainage Master Plan. Therefore, additional coordination maybe required for this project. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.

10. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.
11. If dewatering activities are anticipated, a notarized City dewatering affidavit along with a dewatering permit shall be solicited at City's building department. Please contact Gabriel Garcia (Ggarcia@fortlauderdale.gov) for a list of submittal requirements for a dewatering plan.
12. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. Specifically, please verify the size of the water meter and update the plans with a call out documenting the size. Note that a minimum of 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.
13. Proposed on-site trees shall not be installed directly on top of proposed on-site drainage system.
14. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly



constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

15. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
16. 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. Please provide site calculations and site requirements for required / provided. Please also see code as to trunk diameter requirements and breakdown.
2. Please investigate a redesign of proposed locations of the shade trees around the area of Progresso DR and along North Andrews AVE south of the structure to be able to provide shade over the public realm of the sidewalk. These Live Oaks may be located as close as 6 feet from the sidewalk with the use of root-barriers.
3. At the exist of the drive though within the 2.5 feet landscape buffer to the adjacent property, the buffer hedge planting is to be continuous to the alleyway property line.
4. Mention during city staff review that there may be a need for a redesign of the site due to on site traffic requirements, also, that there may be opportunity for outside uses that may be taken advantage of such as outside seating. With a possible reconfiguration of the site and outside seating is provided, please provide shade canopy for the seating areas as well as for site code requirements and the public realm of the sidewalk.
5. It is suggested to please investigate the shifting of the storm drainage inlet adjacent to the exist drive isle. With a relocation of this utility landscape area and materials may be provided
6. 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:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. Lighting and landscaping should follow CPTED guidelines.
5. A CCTV system should be employed throughout the property with focus on entry/exit points, parking and common areas. It should be capable of retrieving an identifiable image of a person.
6. Light reflecting paint should be used in parking garage to increase visibility and safety.
7. All restricted areas should be access controlled and labelled as such.
8. Office and restroom doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



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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. 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. 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 dwilson@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. 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.
 - a. Show garage, Driveway dimensions on plan set.
 - b. As per 47-19.2.4 "A driveway shall be constructed at a minimum length of eighteen (18) feet measured from the property line when used as stacking or as a parking space."
2. 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.
3. Illustrate clear sight triangle for the intersections and driveways.
4. 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.
5. For information on the required vehicular reservoir requirement for drive through Facility, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
6. 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.
7. 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 Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
- 4) If a parking reduction is necessary, an application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level I approval pursuant to Section 47-24.2. Discuss the parking reduction methodology and process with Engineering Design Manager. Please note that there is an associated fee for the parking reduction review that will be billed when complete.
- 5) 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. (Address verification was uploaded twice, rather than the required Adequacy Requirements.)
 - a. Sec. 47-25.2 - Adequacy Requirements.
- 6) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 7) Provide the following changes on the site plans:
 - a. Accommodate vehicular reservoir space (VRS) requirements. Per Section. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities, six (6) vehicular reservoir spaces are required to be located on site, outside of the public right-of-way (ROW). Two of the six (6) required VRS's are located within the ROW and are required to be removed.
 - b. Increase the size of the 3'-"8 sidewalk connecting Andrews Avenue and the proposed structure to 5'.
 - c. Provide measurement widths for all existing and proposed sidewalks.
- 8) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:
 - i) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - ii) Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - iii) Provide screening product material including images or pictures of actual application of such.

- 9) 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. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. 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.
 - a. Provide a detail sheet for the proposed dumpster enclosure and include material information.
- 10) Provide the following changes on the elevation plans:
 - a. Provide additional architectural detail along the northwest corner of the building, fronting N. Andrews Avenue.



- 11) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials

Please note any proposed signs will require a separate permit application.

- 12) 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.

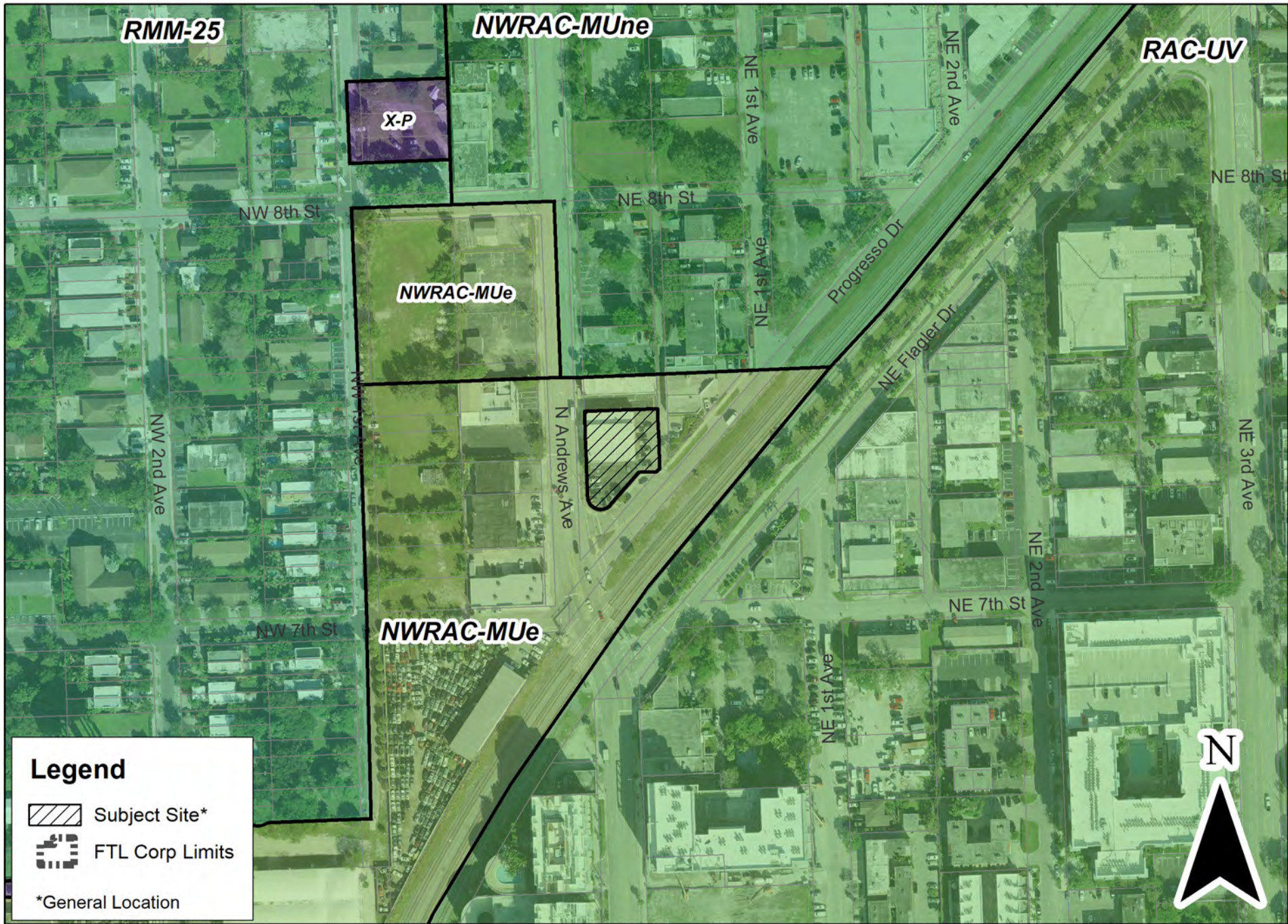
GENERAL COMMENT

- 13) Please note any proposed signs will require a separate permit application.
- 14) 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.
- 15) 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.

- 16) 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.



UDP-S21035

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 Development Review Committee

September 14, 2021

