



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** February 8, 2022

**PROPERTY OWNER /  
APPLICANT:** Palmiet Two, LLC.

**AGENT:** Stephanie Toothaker, Esq.

**PROJECT NAME:** The Backyard

**CASE NUMBER:** UDP-S22003

**REQUEST:** Site Plan Level II Review: 9,590 Square-Foot Outdoor Food and Beverage Establishment and Associated Parking Reduction in Downtown Regional Activity Center

**LOCATION:** 511 NE 3rd Avenue

**ZONING:** Regional Activity Center - City Center District (RAC-CC)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Nicholas Kalargyros



Case Number: UDP-S22003

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Dimension accessibility requirements to site per FBC Accessibility Code.
7. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
8. Per section 1620.2 of the FBC risk category II structures in Broward County must be designed to withstand wind pressures with 170 mph wind velocities (3-second gust).

**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>, 2020 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>

**General Guidelines Checklist is available upon request.**



Case Number: UDP-S22003

**CASE COMMENTS:**

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

1. Provide a current signed and sealed boundary and topographic survey based on a recent 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
  - a. Discuss disposition of existing meter located towards the northeastern portion of the property.
  - b. Depict the proposed location of the relocated fire hydrant.
3. Regarding the transition from the proposed improvements to existing site conditions, please address the following:
  - a. Clearly demonstrate and depict existing sidewalk adjacent to the development along NE 3<sup>rd</sup> Avenue and how proposed sidewalk/pedestrian path will transition into existing sidewalk. There civil plans depict a gap between the property line and sidewalk. Improvements performed along NE 3<sup>rd</sup> Avenue are subject to review and approval from Broward County.
  - b. The driveway flare along NE 2<sup>nd</sup> Avenue (shown on the civil plans) appears to conflict with the existing driveway limits for the northern development. Ensure the driveway flare design is consistent with City standard details.
  - c. Ensure the transitions and improvements shown on the site, landscaping, and engineering plan sheets are consistent.
4. Depict/label proposed stop sign/bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
5. Provide a copy of the parking and dumpster access agreement with adjacent property owner to the south that allows vehicular access through private property.
  - a. The sewer laterals are proposed to connect to a sewer main that is located on private property. Please provide documentation from the property owner allowing access to their property for the connection.
6. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (10' measured from intersection point of pavement edges).
  - a. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.



7. Provide and label typical roadway cross-sections for the proposed development side of NE 2<sup>nd</sup> Avenue and NE 3<sup>rd</sup> Avenue at: driveway access points, on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Include cross sections for the north and south perimeter of
8. 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 and the 100-year, 3-day storm events are 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.
9. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil/sand separators, and drains connecting to sanitary sewer. Please be advised that any floor drains installed within the dumpster enclosure will have to be placed at the 100-year Broward County elevation to minimize inflow and infiltration into the City's sanitary sewer system.
10. 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.
11. For surface or ground-level parking lot layout:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
  - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
  - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively. The offsite parking width and depth parking stall dimensions shall be 8'-8" and 24'-0", respectively.
12. Proposed trees shall be installed a minimum of 4 feet behind proposed curbs when adjacent to travel lanes.
13. 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-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>. Be advised that the development is being proposed within the sewer basin A-21. Said basin is currently undergoing rehabilitation of its pump station to allow for increased capacity. While the City of Fort Lauderdale will allow for the permitting and construction of the proposed development, please note that a Certificate of Occupancy (CO)



will not be issued until the rehabilitation of sewer basin A-21 is complete. Provided there are no delays, said rehabilitation is expected to be finalized on December 31, 2022.

14. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email [PLAN@FORTLAUDERDALE.GOV](mailto:PLAN@FORTLAUDERDALE.GOV) to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
15. Conceptual Paving, Grading, and Drainage Plan:
  - a. 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.
  - b. 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 water quality, and the 10-year/1-day storm event drainage criteria).
16. Show and label all existing and proposed utilities (utility type, material and size) landscaping plans for potential conflicts. 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. 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.
17. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
18. Discuss if pedestrian lighting is proposed along City right-of-way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
19. 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.



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

**Existing Stormwater Asset Map possibly affected by the Proposed Development**

1. Advisory: 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.



Case Number: UDP-S22003

**CASE COMMENTS:**

Please provide a response to the following.

1. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled. Below is a link to city web page with an approved detail.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/6386/636590377255900000>
2. 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. Please demonstrate how tree and palm equivalent replacement and equivalent value will be provided.
3. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
4. As per Section 47-21.12.A.2.a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement.
  - a. Please demonstrate that the VUA perimeter landscape area along NE 2<sup>nd</sup> AVE is meeting the average 10 feet depth requirement.
5. Please indicate minimum shrub heights for vehicle use area buffers to a neighboring property and right of way.
6. Please verify the use of the grass pavers system within the VUA with the Engineering Department as its use may be limited.
7. All landscape areas shall be protected from vehicle encroachment. As landscape plans appear not to have protection from vehicle encroachment, please provide such as curbing along the landscape areas.
8. 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.

9. 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 three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. 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.
10. Shade trees must be located a minimum of fifteen feet away from structures.
11. Flowering trees must be located a minimum of seven and one-half feet away from structures.
12. It appears that the removal of the wooden pole with the old streetlight and relocation or removal of the water meter is being proposed at the southern bulb-out landscape tree island along NE 2<sup>nd</sup> AVE. As per Design Guidelines, please provide a shade tree street tree within this bulb-out landscape tree island.
13. With the relocation of the fire hydrant within the northern bulb-out on NE 2<sup>nd</sup> AVE as shown on sheet C3, as per Design Guidelines, please propose a shade tree in place of the relocated Crape Myrtle.
14. Shade tree street trees for the RAC zoning district by the Downtown Design Guidelines suggest installation at 20-22 feet overall, yet minimum height requirement is 16 feet overall with a 7 feet canopy clearance.
15. 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.
  - a. Please show light poles on Landscape plan with measured distance to the tree trunk.
16. The Downtown streetscape requirements include the requirement of a 7 feet wide clear path sidewalk for the public realm.
17. Please provide an overlay sheet delineating the at grade open space and landscape requirement calculations. Grass areas of the VUA may not count towards the landscape area requirement.





18. 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 (hydrozone) 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 hydrozones on planting plan, and include calculations in table.
  - a. Within the calculation sheet please include proposed shrub materials, whereas a minimum 50% is to be in native or drought-tolerant landscaping.
19. Additional comments may be forthcoming after next review of new plans and comment responses.

### **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 Department's 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.



Case Number: UDP-S22003

**CASE COMMENTS:**

Please provide a response to the following:

1. A Closed-Circuit TV system capable of retrieving an identifiable image of an individual should be utilized focusing on the cash management areas, dining area, teller counter, entry and exit points, safe room, Drop-box and parking lot area.
2. Any back door or service door should provide a view of the exterior or be fitted with a 180 degree peephole or viewport for security and must be properly illuminated for security.
3. All lighting and landscape should follow C.P.T.E.D. guidelines.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22003

**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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. Containers: must comply with 47-19.4
8. 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.
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 [dwilson@fortlauderdale.gov](mailto: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



Case Number: UDP-S22003

**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. A parking study will be required for the offsite parking provided as per the site plan. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
3. Illustrate clear sight triangle for the intersections and driveways.
4. 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.
5. 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.
6. 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.
7. Additional comments may be provided upon further review.



Case Number: UDP-S22003

**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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Downtown 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. The proposed development application is subject to either: (1) a 30-day review period by the City Commission, or (2) approval by the City Commission for any proposed deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the case planner for more information.
4. Provide a Plat Determination Letter from Broward County Planning Council (BCPC) 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](#)
5. The applicant has not submitted a Design Review Team (DRT) application for the proposed development and therefore, a design evaluation checklist was not completed. Submit a DRT application for the proposed development to obtain comments from the Design Review Team (DRT).
6. An Administrative Review Application, Case PLN-AR-20010002, for the existing building was previously reviewed to change the first floor from office to bar. The current DRC application under review includes the building as part of the administrative application. It appears that the applicant is including that building into the site and using the building data as part of this application. Please clarify and ensure that the proposed project is consistent with the administrative review plans if included.
7. The applicant is proposing a parking reduction for the project which appears to include the previously approved administrative application and associated parking spaces, which seem to be counted twice for two separate applications. In addition, the applicant has not submitted the parking reduction analysis for review by Transportation and Mobility staff. Please note the basis for calculating required parking is not correct; discuss with staff. Sheet G.105, parking ratios used are not correct and the data calculations do not add to the total square footage listed on the plans. There are areas on the site plan indicated for outdoor dining that are not delineated on the site plan as outdoor dining as well as building space not included in the total gross square footage; e.g. bathrooms, stage, etc. Note that parking is based on use and gross square footage. The site plan indicates a stage, which is not listed in the site



data not the parking data as a use. Provide information on function of the stage and include the use in the site data. Note, a parking reduction order will need to be recorded prior to Final DRC.

8. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

#### Principles of Street Design

- a. The NE 2<sup>nd</sup> Avenue and NE 3<sup>rd</sup> Avenue cross sections are missing streetscape design elements. Refer to DMP.
- b. Please provide adequate landscape strip with shade trees between the curb and sidewalk to provide a safer, more usable and comfortable pedestrian environment and support proper shade tree growth and long-term sustainability. Discuss with the Landscape Representative.

#### Principles of Building Design and Storefronts

- c. Building does not frame the street for NW 2<sup>nd</sup> Avenue with a consistent streetwall as required by the DMP. Building should be shifting to have stronger presence.
  - d. Surface parking lots fronting the street are discouraged. Address frontage along NW 2<sup>nd</sup> Avenue.
  - e. Move the primary pedestrian entrance to front the street.
  - f. provide for pedestrian shade devices.
  - g. Provide information on how noise will be mitigated from this project to adjacent residential area.
9. Provide the following graphics:
    - a. Show clear and accurate 3-dimensional views of the project in context with the surrounding area, indicating building outlines;
    - b. Provide nighttime renderings of proposed development; and
    - c. Provide pedestrian-level perspective renderings of project as viewed along both NE 2<sup>nd</sup> Avenue and NE 3<sup>rd</sup> Avenue.
  10. Provide the following changes on site plan:
    - a. Parking area design does not meet ULDR requirements for surface parking areas regarding paving and drainage;
    - b. Provide a cross-access agreement to utilize the neighboring property driveway;
    - c. Relocate dumpster so access is internal to the site not the adjacent property;
    - d. Indicate location for loading zone;
    - e. Label the radii dimensions at project entrances;
    - f. Provide a seamless pedestrian link from sidewalk on NE 3<sup>rd</sup> Avenue to the proposed backyard building; and,
  11. Provide the following changes on elevations:
    - a. Show setback dimensions from the property lines on the elevation pages;
    - b. Provide detail of cladding material;
    - c. Add architectural features along the north elevation to mitigate the view of a blank wall from the apartments just north of the proposed development; and
    - d. Provide detail of ground floor elevations identifying and labeling proposed building materials.
  12. ULDR, Section 47-19.2.Z, Indicate the location of mechanical equipment for the project. Note, the ULDR contains requirements for both at-grade installation and for rooftop equipment.

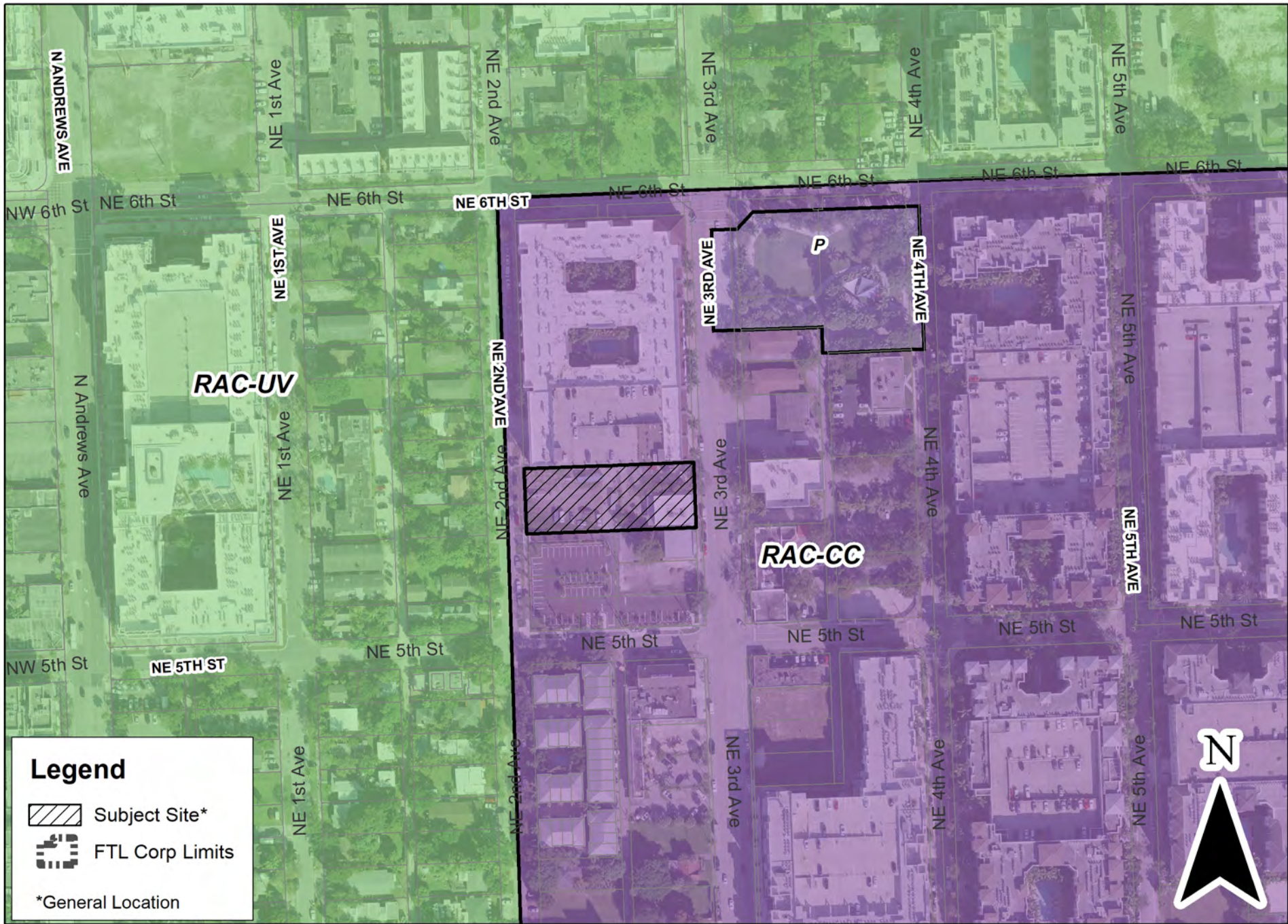


13. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
  - b. Per ULDR, Section, 47-20.2, Table 3. Parking and Loading Zone Requirements, RAC and Central Beach Districts, show breakdown of bicycle parking on the site data and location. Note, one bicycle parking space per 20 parking spaces provided;  
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. Incorporate bike racks at NE 2nd Avenue, closer to the existing building entrance
  - c. Please email Istvan Virag at [ivirag@fortlauderdale.gov](mailto:ivirag@fortlauderdale.gov) for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
14. 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 be required to meet the ULDR and obtain separate building permits. The proposed sign depicted on the south elevation does not meet ULDR.
15. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
16. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) and may be eligible for incentives through the CRA programs. Contact Clarence Woods, CRA Manager at 954-828-4519 or via email at [CWoods@fortlauderdale.gov](mailto:CWoods@fortlauderdale.gov) for additional information.



**GENERAL COMMENTS:**

The following comments are for informational purposes.

17. 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, unless an extension of time is mutually agreed upon between the City and the applicant.
18. All construction activity must comply with Code of Ordinance, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final Development Review Committee plans.
19. 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.
20. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner, Nicholas Kalargyros via email ([NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov)).



**Legend**

-  Subject Site\*
-  FTL Corp Limits

\*General Location

# UDP-S22003

