



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 13, 2022

**PROPERTY OWNER /
APPLICANT:** ACG 701 LLC.

AGENT: John Barranco, Barranco Gonzalez Architecture
Design Studios, Inc.

PROJECT NAME: Starbucks Coffee @ Radice Center

CASE NUMBER: UDP-S22043

REQUEST: Site Plan Level II Review: 2,532 Square-Foot Restaurant
Use with Drive-thru Facility

LOCATION: 701 NE 62nd Street

ZONING: Community Business (CB)

LAND USE: Commercial

CASE PLANNER: Michael Ferrera / Deandrea Moise (Assisting)



Case Number: UDP-S22043

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. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
7. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
8. Reference the Florida Building Code 7th edition on plan for the proposed development per section 101.2 of the 2020 FBC Broward Amendments.

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. FBC 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://library.municode.com/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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

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CASE COMMENTS:

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

1. Meet the City of Oakland Park Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.).
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City of Oakland Park- Engineering Department.
2. Provide disposition of existing utilities on-site and within the adjacent area 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.
3. Provide and label typical roadway cross-sections for the proposed development side of Northeast 7th Avenue: at driveway access points, and at landscape swale areas (i.e., between travel lane and sidewalk) as appropriate.
4. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which 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. Each VRS 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. On sheet AS-101 label a typical VRS space along with one outbound VRS space.
5. For surface or ground-level parking lot layout sheet AS-101:
 - a. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
6. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and Finished Floor Elevations to meet ADA accessibility requirements.
7. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
8. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development).



9. 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.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22043

CASE COMMENTS:

Comment 1

Flood Zone 359H/ 2014 flood insurance rate map/ AH/ Base Flood Elevation 7' NAVD 88
Preliminary 359J/AE/ BFE 7' NAVD 88

Comment 2

Site Plan should provide flood zone information and flood zone delineation. Flood Zone 359H/AH/ BFE 7' NAVD 88, 2014 Flood Insurance Rate Map AND THE PRELIMINARY flood zone 359J/AE/ BFE 7' NAVD 88 should

Comment 3

The plans should show the finish floor elevation at 8' NAVD on sheet A-101. This will meet the required finish floor elevation requirements. Please show the finish floor elevation for all enclosed rooms on the first level.



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CASE COMMENTS:

Please provide a response to the following.

1. It was mentioned by city staff that a buffer wall be provided along the east side of the property due to residential property being adjacent. Please verify requirements in providing a buffer wall along the east property line.
2. Please provide heavy, dense, and tall landscape materials along the east perimeter to aid in mitigating vehicle and site lighting to the residential property to the east.
3. It was mentioned that pedestrian connectivity be provided between this and adjacent interior development sites. The Department looks to have landscape area between the traffic area and pedestrian movement. This area would include trees, palms, shrubs, and groundcovers.
4. Provide street trees along NE 62nd Street, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small maturing trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
5. Please provide FDOT line of sight as not to impede visibility of on coming traffic with street trees.
6. 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. for palms and small maturing trees, the Department supports 7.5 feet clearance. Please indicate measured clearance on plans.
7. 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. Light fixtures appear to be in conflict with shade trees.
8. 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.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
9. 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.

10. Additional comments may be forthcoming after next review of new plans and written 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 this at time of submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: UDP-S22043

CASE COMMENTS:

Please provide a response to the following:

1. Please provide a response to the following:
2. All exterior glazing should be impact resistant.
3. Exterior entry / exit door should be solid, impact resistant or metal.
4. Exterior entry and exit door should be equipped with a secondary locking system like door pins, deadbolts or burglary prevention hardware.
5. 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, Drive-thru windows, Drop-box and parking lot area.
6. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm system should have battery back-up and or cellular back-up features.
7. Office doors and common area rooms should be equipped so that they may be locked from the inside to be used as possible "Safe Rooms" during an active threat event like an active killer incident.
8. 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.
9. 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.



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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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. 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).
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
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. Include the following as part of appendices for the Traffic Statement document provided:
 - a. All reference material for each queuing evaluation method performed as part of this analysis.
 - b. All ITE references/reports, including pass-by rate information.
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 for off-street and on-street parking stalls.
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 each proposed driveway.
5. 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), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. 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. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
6. 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.
7. 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.
8. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
9. Provide improved pedestrian accessibility, including sidewalks and crosswalks, to provide safe access from the properties to the west and north of his development.
10. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. 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.
11. 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: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-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. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before December 16, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
5. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-25.3, Neighborhood Compatibility Requirements
6. As proposed, the building design should be enhanced due to the visibility from the public realm, location and context adjacent to residential, and the potential future development to the west within Corporate Park. Enhancements may include but not limited to additional building materials, increased building height, varying roof angles, angled structural support, etc. Staff has provided the images below as visual examples.





7. Provide the following changes on the site plan:
 - a. Correct the east setback on the site data table as it does not match the setback provided on the site plan.
 - b. The key notes are inconsistent with the labeling throughout the site plan. For example, #12 (order point canopy) is located in the east, away from the order window.
 - c. Landscape islands are required every 10 parking spaces.
 - d. Provide dimensions for the peninsular islands at the end of the row. Pursuant to Section 47-21.12, A minimum width of 8 feet plus 1 foot for every extra parking space after 10 is required.
 - e. Provide detail drawing for a typical parking space with parking stall dimensions.
 - f. Ensure all plan sheets include the correct date of drawing.
 - g. Pursuant to Section 47-25.2, provide sidewalk along the full frontage of Corporate Drive with a connection into the site at a pedestrian safe location.
8. Provide the following changes to the elevations:
 - a. Elevations do not match the renderings. For example, the north renderings depict a double-door entrance, and the elevations depict only 1. The north elevation also depicts a different window layout. Revise accordingly.
 - b. The south façade will be facing a major street and should contain enhanced design elements with vertical articulation.
 - c. The east façade should be enhanced to address the visibility from the residential to the east and applicant should be sensitive to the noise, light, and visual impact of the project.
9. Corporate Drive is a privately owned parcel. Provide documentation that there is cross access into the project from this site as well as approval for proposed improvements on this parcel.
10. There is an existing drainage easement that bisects the site with irrigation pump and the proposed site plan encroaches into this easement, which is not permitted. Address this issue.
11. The site currently contains a wall feature and flags along Cypress Creek Road. Provide information on the installation of these items and whether there are any restrictions on removing such.
12. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and 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:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof level as well as mechanical equipment to verify adequate screening.
 - b. Provide information on the proposed screening material and include images or pictures of actual application of such.
13. Applicant should coordinate with the adjacent property owner to the west on a proposed development on the west side of Corporate Drive. At this time, the adjacent property owner has submitted a Land use Plan Amendment application and a Pre-Planned Development District (PDD) application with plans for a mixed-use development. There will be opportunity for incorporating safe pedestrian access such as sidewalks, pedestrian crossing, and other pedestrian facilities to connect customers from adjacent uses to the proposed project.
14. On sheet AS-501, provide details for items such as pre-menu freestanding, order canopy, etc.
15. Sheet L-2.1 omits the parking spaces just north of the handicap spaces. Revise accordingly.



GENERAL COMMENTS

The following comments are for informational purposes.

16. 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.
17. 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. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
18. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



UDP-S22043 - Starbucks Coffee - 701 NE 62nd Street

