



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 29, 2022

**PROPERTY OWNER /
APPLICANT:** City of Fort Lauderdale

AGENT: Marc Isaac, Parks and Recreation

PROJECT NAME: Bass Park

CASE NUMBER: UDP-S22057

REQUEST: Site Plan Level II Review: 9,400 Square Foot Community Center, 990 Square Foot Restroom and Pool Access Building

LOCATION: 2750 NW 19th Street

ZONING: Parks Recreation and Open Space (P)

LAND USE: Park-Open Space

CASE PLANNER: Michael Ferrera



CASE COMMENTS:

Case Number: UDP-S22057

Prior to Planning and Zoning Board Meeting or City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Provide **5'** Right-of-Way dedication or permanent Right-of-Way Easement along **South** side of **NW 19 ST** (coordinate with Broward County), to complete half of **80'** Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
3. The provided 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. Please correct data datable for utility providers, Sanitary Sewer Services are provided by the City of Fort Lauderdale. Stormwater Management is not a service by County nor City.
5. Domestic water and fireline shall be located away from the intersection to avoid existing utilities and mass arm conflict.
6. Proposed sanitary sewer lateral connection for Community Center is approximately 13 ft in depth near a sanitary sewer pump station with a high gravity flow. Please reconsider and analyses using existing sewer connection on NW 18 CT to serve the proposed development.
7. Sanitary sewer connection for the Restroom and Pool Access shall re-use existing connection in leu of constructing a new service lateral withing right-of-way.
8. Please limit silt and construction fence to property limits as to avoid encroachment into public right-of-way.
9. 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.
- c. Parking requirements shall not be satisfied with a use of public on-street parking.

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-S22057

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area (SFHA).

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone shows property will remain out of Special Flood Hazard Area (SFHA).



Case Number: UDP-S22057

CASE COMMENTS:

Please provide a response to the following.

1. Please provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)

Trees and palms shown as unknown on tree disposition sheet, all trees, and palms within and adjacent to the scope of work are to be identified along with their condition rating.

2. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees and palms for relocation. Specimen trees of 18-inch trunk diameter and condition rating of 70 percent or higher, may only be removed or relocated with a Specimen permit. In order to obtain a Specimen tree removal permit, the mitigation must be provided prior to the permit's issuance. Example, tree point 70047 – Gumbo Limbo tree has an equivalent value of \$10,386.75 – tree point 70049 – Gumbo Limbo \$7,088.25 – this amount of funds will be paid to the city of Fort Lauderdale, in which will be submitted into the city's Tree Canopy Trust Fund. If the two trees are to be relocated, the permit is also a Specimen tree relocation permit. With this permit the funds are also provided prior to issuance of the permit. There is a guarantee period for survivability of the relocated trees, after which the funds are returned, if the trees do not survive the guarantee period the funds remain with the city.
3. Section 47-21.15.A.3." Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department." Please provide a redesign of the proposed project to protect the large, desirable trees to remain in place.
4. Please provide tree and palm mitigation in equivalent replacement and equivalent value and how the mitigation is being provided.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to the city web page to assist in providing the mitigation.
5. 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.
6. Existing vehicle use area on parcel other than the proposed building is subject to Section 47-21.12.G.1. Retroactive VUA landscaping. Please have registered Landscape Architect prepare landscape plans, seal, and sign them.

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7. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, small maturing canopy trees may be closer, as per ULDR Section 47-21.12. please show light fixtures with the measure clearance on Landscape plan.
8. 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. Proposed light poles within the landscape area of the tree islands appear to be in conflict with required tree installation for VUA code requirements.
9. 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 do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
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.



Case Number: UDP-S22057

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. Windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices. This includes drive-thru window.
3. All glazing should be impact resistant.
4. Building should be pre-wired for an alarm system.
5. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, swimming pool and common areas. It should be capable of retrieving an identifiable image of a person.
6. Emergency communication devices should be placed in the parking lot, playground, and pool areas. These should be easily identifiable and accessible.
7. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
8. Office, restroom, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
9. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
10. All lighting and landscaping should follow CPTED guidelines.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22057

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City of Fort Lauderdale.
2. 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.
3. 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).
4. Solid waste collection shall be from a private loading area.
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
7. Containers: must comply with 47-19.4
8. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to 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-S22057 – Bass Park Improvements

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 Parks, Recreation and Open Space 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 February 24, 2023, 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 47-25.2, Adequacy Review
6. Provide the following changes on the site plan:
 - a. Provide setbacks of the community center from NW 19th Street, NW 29th Avenue and NW 18th Court.
 - b. Provide setbacks for the pool access and restrooms.
 - c. The off-site parking spaces are being utilized as part of the parking requirement for the project. These parking spaces should be improved. Provide a separate sheet depicting improvements to the off-site parking spaces. Those improvements should include, but not be limited to resurfacing, markings, signage, etc. Include the off-site parking spaces on sheet A-102 – Overall Site Plan.
 - d. Clearly delineate proposed parking stalls, including the landscape islands.
 - e. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
 - f. Provide truck turning radii and circulation to ensure adequate space is available for movement of emergency vehicles and trash trucks.
 - g. Provide all above changes on sheet A-102 – Overall Site Plan.
7. Provide the following changes to the elevations:
 - a. Identify and label all architectural elements including proposed color for the community center and pool building.



- b. Identify the doors being utilized in the restroom/pool building.
 - c. The north elevation of the pool building is visible from NW 19th Street. Similar architectural elements from the pool building overall should be incorporated to enhance the design of the north elevation from the street and pedestrian level.
8. Remove all sections from the index sheets that are not applicable to this project.
 9. Provide detail drawing for a typical parking space with parking stall dimensions.
 10. Since this park is surrounded by residential communities to the east, south and west, emphasis should be placed on providing exceptional pedestrian connectivity from the residential communities to the park. That is, there should be improved sidewalks throughout the park as well as from the off-site parking spaces, and bike racks strategically placed throughout the park for pedestrians to access the park from several locations. This should also include the improvements to the off-site parking spaces located to the east and south of the park. Improvements include, but are not limited to resurfacing, striping, markings, etc. Additional information on how this can be achieved can be found in comment number 11.
 11. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Pursuant ULDR Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - d. 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; and
 - e. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at kwarfel@fortlauderdale.gov.
 12. 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 top most 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 as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
 13. 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.




GENERAL COMMENTS

The following comments are for informational purposes.

14. 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.
15. 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.
16. 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.



LEGEND

 Subject Site

UDP-S22057 - Bass Park - 2750 NW 19th Street

