



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 27, 2023

**PROPERTY OWNER /  
APPLICANT:** AP Flagler Village, LLC.

**AGENT:** Stephanie Toothaker, Esq.

**PROJECT NAME:** Flagler Assemblage

**CASE NUMBER:** UDP-S23033

**REQUEST:** Site Plan Level II Review: Change of Use from 6,520 Square-Foot of Warehouse Use to Restaurant and Bar Use with 420 Square-Foot of Outdoor Dining Area with Associated Parking Reduction Request

**LOCATION:** 704 NE 2nd Avenue

**ZONING:** Regional Activity Center – Urban Village District (RAC-UV)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Yvonne Redding

**Case Number: UDP-S23033**

**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 construction type and building separation per Tables 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 202 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
7. Reference 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. 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](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](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

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



**Case Number: UDP-S23033**

**CASE COMMENTS:**

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

1. Provide 5' permanent Right-of-Way Easement along north side of NE 7th St to complete half of 50' Right-of-Way section.
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 through the city website.
3. Preliminary survey is not accepted. Provide a current signed and sealed boundary and topographic survey for review of property boundaries and encumbrances. The survey shall show all above ground improvements, utilities, rights of way dimensions and all easements. This 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.
4. Provide disposition of all the existing utilities on-site and within the adjacent right of way that may be 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.
5. Proposed structures shall not be constructed within existing or proposed right of way/ easements. Encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage are not allowed. Proposed required on-site improvements (i.e. fdc, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
6. 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.
7. Proposed building elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries. Label vertical clearance above public access sidewalks if any building overhang is proposed.
8. Provide and label typical roadway cross-sections for the proposed development at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.



9. Label on Site Plan Data Table the required and proposed type of loading zone(s), per ULDR Section 47-20.2 Table 2 and Section 47-20.6. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
10. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan.
11. 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 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.

ADVISORY: In order to properly design the proposed connections to the City's 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 accurately 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).

12. 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.
  - a. Sheet C-2 does not depict existing drainage system onsite. Please depict if this has been removed, and if so, how is the stormwater going to be captured.
13. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and modification of existing system flow pattern. 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 or exceeds the 10-year/1-day storm event drainage criteria).

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-S23033**

**CASE COMMENTS:**

This review is for a change of use from 6520 square foot of Warehouse Use to a Restaurant and Bar use adding 420 square feet of new outdoor dining.

1. Provide a delineation of flood hazard areas, and flood zone(s), base flood elevation(s) and ground elevations if necessary for review of the proposed development. The property and structure are in the following flood zone under the FEMA Flood Insurance Rate Maps of 2014 FIRM (1201100369H), flood zone AH, (with a base flood elevation of 6 ft. NAVD 88.). The preliminary maps show a base flood elevation of 6' NAVD, (flood zone "AE").
2. Provide finish floor elevations (FFE) for all equipment to include AC units and generators to meet and be elevated to 7' NAVD 88 is top of pad elevation that equipment will sit on.
3. If the project is determined to be substantial improvement the finish floor elevation will need to meet 7' NAVD 88. (Ch 14 Code of Ordinance). Presently sheet C2 shows a finish floor elevation of 5' NAVD 88.
4. Please update elevations sheets prior to building permit application to include the (FFE) finish floor elevation using the (NAVD 88 datum) for all levels below the 7' NAVD 88 and provide the needed floodproofing for a mixed-use development per code requirements and flood vents per code.
5. Provide Labor on the Job cost breakdown form submitted. The job cost breakdown form did not include labor cost.

**Informational Items**

**(Code of Ordinances, Chapter 14),**

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:**

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

**Florida Building Code (7<sup>th</sup> edition) Flood Resistant Provision**

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf)

**City of Fort Lauderdale Flood Ordinance**

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA)** (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

**Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019**

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)



**Case Number: UDP-S23033**

**CASE COMMENTS:**

Please provide a response to the following.

1. Off-site parking lot and development site combined comments.
  - a. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 6 feet canopy clearance; minimum height is 16 feet. When overhead utilities exist, required street trees may be small maturing trees provided on 20 feet centers. Small maturing trees require a minimum 6 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio. If encroaching or within a sight triangle, please provide with a minimum 8 feet canopy height clearance.
    - i. Please place a shade tree street tree between the on-street parking stall and public realm of the sidewalk along NE 2<sup>nd</sup> AVE.
    - ii. Within the proposed streetscape at the northern end of NE 2<sup>nd</sup> AVE is a proposed Oak as a street tree in front of the neighboring property. Please remove the proposed Oak within the neighboring property's streetscape for there is already an existing shade tree.
    - iii. Sheet X3 shows landscape area at the north end of the on-street parking stall, this may have been overlooked for the Landscape plan. Street tree for this landscape area would be a small maturing tree due to the neighbor's water utility that is adjacent. Please propose a small maturing understory tree, along with shrub ground covers, such as a Stopper or like, 5 feet from the neighbor's water line, as a street tree in this location. Also, please provide cubing extending from the west end of this landscape area along the north side to the sidewalk to keep washout of the landscape materials into the street.
    - iv. For consistency and harmonizing the intersection, please propose Royal palms as the corner palms. Palms when installed to have a minimum 8 feet wood trunk 16 feet OA.
    - v. North of the corner palm along NE 2<sup>nd</sup> AVE in same planting strip, please provide a shade tree street tree. Approximately 20-25 feet between the corner palm and shade tree street tree is supported by the Department.
    - vi. East from the corner palm along NE 7<sup>th</sup> Street approximately 15 feet away in same landscape strip, please provide a medium maturing tree such as Pigeon Plum or like as a street tree.
    - vii. East end of the streetscape along NE 7<sup>th</sup> Street, please provide a small maturing canopy tree such as Sliver Buttonwood or like.
  - b. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
  - c. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Sheet C3 shows proposed utilities in conflict with streetscape tree placement, please shift the proposed utilities for proper placement of the street trees.

- d. Please provide civil plans showing and identifying underground utilities within the right of way by the off-site parking lot.
- e. Sidewalk requirements may apply for the off-site parking lot, please show on Landscape plan.
- f. 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.
- Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
- Provide Structural Soil Detail and composition.
- g. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement. There are existing overheads west side of the off-site parking lot, shade trees such as Oak require a minimum 30 feet lateral clearance.
- h. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9.F.1. shade trees such as Oak require a minimum 15 feet horizontal clearance from a structure including the neighbors. Please demonstrate for the off-site parking lot, the measured distance from the trunk of tree to the neighboring structures on Landscape plan.
- i. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters. Please demonstrate the measured distance from the trunk of tree to the neighboring structures on Landscape plan.
- j. Please verify that the chain link fence at the off-site parking lot is to be utilized or being removed. Section 47-19.5.C.2.b. may apply.
- k. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
- l. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
- tree number for each
  - botanical name and common name for each
  - trunk diameter, in inches, at chest height for trees
  - clear trunk in feet for palms
  - condition percentage as a number for each
  - indicate status for all existing trees/palms on site (remain, relocate, remove)
- m. 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.
- n. 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 provide mitigation in equivalent

replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations.

<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>

- o. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15.
- p. Provide, in tabular format, all required versus provided landscape calculations, separately for both the off-site parking lot and the development site.
- q. For VUA requirements at the development site, the landscape area at the south end of the parking row is landscape area that would be a location for a small maturing tree. At the north end of the parking row appears to be a 5 feet wide area that would serve as the landscape buffer to the neighbor. The 5 feet landscape strip may have a small maturing tree or cluster of palms with a continuous buffer hedge. Section 47-21.12. Please verify width of this area, if under 5 feet only palms may be utilized.
- r. Section 47-21.12.A.4.d. All peninsular and island landscape areas shall be planted with at least one (1) tree.
- s. Section 47-21.8.R.3. 3.No more than fifty percent (50%) of the landscaped area for other development uses may be in turfgrass. Please provide calculations for this requirement.
- t. Landscape Architect to prepare Landscape plans, final plans to be sealed and signed by the Landscape Architect.
- u. 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 note this at time of submittal. Landscape installation of off-site parking lot will require its own separate permit under the address of the parking lot differing from the site development.
- 2. 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.
- 3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
- 4. 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-S23033**

**CASE COMMENTS:**

Please provide a response to the following:

1. No comments.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. A noise mitigation plan that addresses sound from live entertainment or music and outdoor seating.



**Case Number: UDP-S23033**

**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 if it is a solid door.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. All glazing should be impact resistant.
4. The business should be pre-wired for an alarm system, to include duress, motion, and door contacts.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, point of sale areas, room where drop safe is located, hallways and common areas. Exterior parking areas, to include the remote parking lot, should be incorporated into the VSS installation. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
6. All Lighting, including at the remote parking lot, should conform to IES standards and landscaping should follow CPTED guidelines.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



**Case Number: UDP-S23033**

**CASE COMMENTS:**

Please provide a response to the following:

1. 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.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 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 radius for City review. Indicate how truck will circulate within property.
7. Containers: must comply with 47-19.4
8. Solid waste collection shall be from a private loading dock.
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened 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.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - **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 [Gwoolweaver@fortlauderdale.gov](mailto:Gwoolweaver@fortlauderdale.gov) . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.**
  - **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:

Please provide specific details of solid waste and recycling collection per building.



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**CASE COMMENTS:**

1. Include the ITE Trip Generation sheets for each proposed use in the traffic impact statement.
2. Include the ITE Parking Generation sheets for each proposed use in the parking analysis.
3. Adjust the parking analysis to address the following:
  - a. Do not include public on street parking east of NE 3<sup>rd</sup> Ave. This parking shall not be included since there is not adequate traffic control devices for pedestrians to safely cross NE 3<sup>rd</sup> Ave a 5-lane minor arterial roadway.
  - b. Parking counts need to be taken a minimum two days, one day being a weekday (Tuesday, Wednesday, or Thursday) and the other day being a weekend (Friday or Saturday).
  - c. Parking counts time of day shall extend from 7:00 am until 12:00 am
4. 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.
5. 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.
  - a. The proposed 90-degree parking in the area that is labeled "alley" does not meet minimum dimensional requirements for 24' drive aisle. The 24' must either be all on your site and/or in public right of way and not on an adjacent private property.
  - b. This proposed 90-degree parking must be removed or reconfigured to meet the minimum dimensional requirements.
6. Loading area and parking area must not overlap.
7. Truck turning movement does appear to be a safe non obstructive movement. Please alter your site plan if you intend to keep the loading area where it is.
8. At no cost to the City, developer shall pursue design, permitting and construction of north-south crossing of NE 7<sup>th</sup> Street at NE 2<sup>nd</sup> Avenue with an appropriate traffic control, through Broward County Traffic Engineering Division (BCTED).
9. At no cost to the City, developer shall pursue design, permitting and construction of east-west crossings at the intersection of NE 2<sup>nd</sup> Avenue at NE 7<sup>th</sup> Street including an appropriate traffic control at this intersection with BCTED.
10. At no cost to the City, developer shall pursue design, permitting and construction of north-south sidewalk and associated curb ramp on the west side of NE 2<sup>nd</sup> Ave south of NE 7<sup>th</sup> St. Back of sidewalk shall be placed on the right of way line. This sidewalk shall be required to provide safe passage from the off-site parking site to the proposed development site.
11. Provide a minimum of 7 feet wide sidewalk on **NE 2<sup>nd</sup> Ave, NE 7<sup>th</sup> St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
12. Add Pedestrian lighting along the perimeter of the site.



13. Provide a roadway cross section for each roadway being affected by the proposed development right of way improvements.
14. Dimension the sidewalk pinch points and ensure the minimum sidewalk width requirements are being met.
15. 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.
16. 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.
17. Illustrate the upstream and downstream driveway and intersection sight triangle requirements in Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM. All parking within the site triangles must be removed.  
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
18. Please add the following note on the site plan for the on-street parking, "None of the on-street parking spaces in public right of way are reserved for the development and may be used by any member of the public. On-street spaces may not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
19. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
20. 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.
21. 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 repair stations, short term and long term bicycle parking and bicycle 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.

**Case Number: UDP-S23033**

**CASE COMMENTS:**

Please provide a response to the following:

1. 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 September 28, 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 unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
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. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
4. Please contact Jean-Paul Perez, Broward County Planning and Development Division at [JPPerez@broward.org](mailto:JPPerez@broward.org) or 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
5. 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. Applicant shall provide additional screening within the garage to shield interior garage lighting and install shielding material along all elevation facing the neighboring properties.
6. Additional comments may be forthcoming as a Design Review Team (DRT) is required for project in the Regional Activity Center.
7. Provide elevations for the south façade of the building, fronting along NE 7th Street.
8. The job cost breakdown was provided on June 9, 2023, and will still need to be reviewed by Zoning and building divisions.
9. Provide cross access agreement. Provide lease agreement with the owners of 637 NE 2nd Avenue and proof there are no previous encumbrances for the parking.
10. Provide the following changes on site plan:
  - a. Provide additional information regarding circulation and use of the 15-foot wide alley.
  - b. Discuss back-out requirements into the alley.
  - c. Provide a 7-foot wide sidewalk along NE 2nd Avenue as well as a cross walk to access the proposed off-site parking lot.
  - d. Discuss existing utility pole and overhead powerlines.
  - e. Consider reducing customer service area to meet parking requirements.



- f. Consider providing bicycle parking on-site.
  - g. Provide adequate receptacle required for food handling operations and provide appropriate enclosure and wash out fixtures.
  - h. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
  - i. Show centerlines of all adjacent ROWs and dimension widths.
  - j. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - k. 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.
11. Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision. Provide elevations of screening and equipment. Provide a dashed line behind the parapet wall to indicate location of equipment.
  12. Truck turning radius exhibits does not appear to meet engineering standards.
  13. Provide hours of operation and indicate type of alcohol license required, verify with our Business Tax office any measurement required for your specific license. Approval of the site plan does not related to the State ATF requirements.
  14. Signage is approved through a separate permit process.
  15. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
  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.

Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.

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.

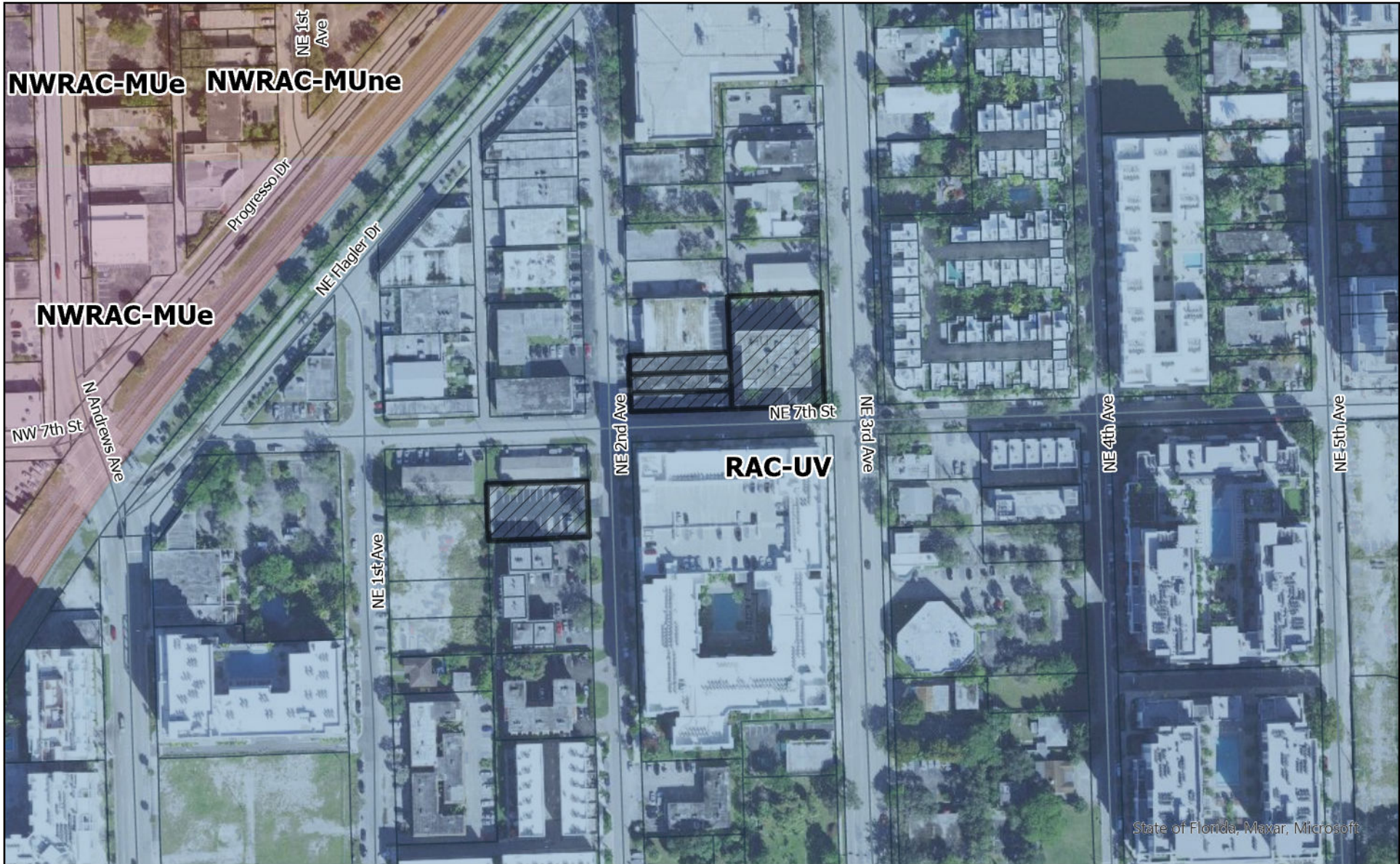


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**GENERAL COMMENTS**

18. Please note any proposed signs will require a separate permit application.
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 DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-6495) 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.
21. 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 120 days (September 28, 2023), unless an extension of time is mutually agreed upon between the City and the applicant.
22. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 30 days after comments have been received.





# UDP-S23033 -704 NE 2 AVE - Flagler Assemblage

