



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 8, 2023

PROPERTY OWNER / APPLICANT: Urban Street Development

AGENT: Robert Lochrie, Lochrie & Chakas, P.A.

PROJECT NAME: Tarpon River Storage

CASE NUMBER: UDP-S23036

REQUEST: Site Plan Level II Review: 302,700 Square Foot Self-Storage Facility

LOCATION: 201 SW 14th Street

ZONING: Heavy Commercial/Light Industrial Business (B-3)

LAND USE: South Regional Activity Center

CASE PLANNER: Lorraine Tappen

Case Number: UDP-S23036

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show allowable height, allowable number of stories, and allowable 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. Show that the openings in the exterior walls between buildings and along the north property line meet the requirements of Table 705.8 of the 2020 FBC.
8. 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

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.



Case Number: UDP-S23036

CASE COMMENTS:

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

1. Provide permanent Sidewalk Easement as appropriate along east side of SW 3rd Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
2. Provide 10' x 15' (min.) permanent Utility Easement for any private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
3. 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.
4. Water and Sewer Plan:
 - a. Show the existing 10" gravity sewer portion that is to be abandoned and removed.
 - b. Where the new MH is proposed on the 10" gravity, the 6" lateral can directly connect to it.
 - c. Place the Fire Hydrant on the South of the property behind the proposed sidewalk. Move the second Gate valve 18 Inches from the Hydrant.
 - d. The lateral on the South of the property, Have the Wye that heads south occur within private property.
5. Discuss status of existing encumbrances such as easements (including whether public or private) shown on Record Land Survey: Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
 - a. Easement per O.R. Book 299983 Page 188. Identify on survey.
 - b. Easement per O.R. Book 6746 Page 885. Identify on survey.
6. Provide disposition of 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.



7. Proposed structures (i.e. building foundation, storm drainage structure, walls, landscaping etc.) shall not be constructed within existing or proposed right of way/ easements.
 - a. Encroachments within utility easement will require non-objection letters from utility agencies.
8. 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.
 - a. Per Ordinance No. C-22-34, sidewalk is required per section 25-62 "Requirements for New Development and Site Alterations". Sidewalk shall be proposed adjacent to the development along SW 3rd Avenue.
 - b. Sidewalk along SW 14th Street shall be located at the property line and extend to the eastern and western property line.
 - c. Continue concrete sidewalk across SW 14th Street driveway access points.
9. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
 - a. Stop bar along SW 14th Street shall be located within the property limits.
 - b. Proposed signage (Stop, do not enter, etc.) shall be located within private property.
10. 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
 - a. Depict 25ft sight triangle on civil and landscaping plans.
11. Provide and label typical roadway cross-sections for the proposed development side of SW 14th Street: at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way.
12. 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; also label location of ADA van-accessible parking stalls. 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.
 - a. Proposed loading zone configuration on eastern and northern side of the development present conflicts. Configuration does not work.
13. For surface or ground-level parking lot layout (Sheet C-1):



- a. Surface parking lot shall be designated as one way as depicted on site plan, or ingress and egress points shall be bi-directional for traffic flow.
 - b. For the proposed gate at the driveway entrance located along SW 14th Street a turnaround area for vehicles entering the site shall be proposed.
14. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite.
- a. Cross sections depict stormwater runoff into adjacent properties/right of way.
15. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). 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).
- a. Post conditions are greater than the pre conditions.
16. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing 8" water main within adjacent NW 3rd Avenue Right-of-Way (per City Utility Atlas Maps). 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). 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.
- a. All utilities are not accurately depicted on the landscape plans.
17. 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.
18. 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 landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements.
- a. Maintenance area shall include improvements located along SW 3rd Avenue.

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-S23036

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area. No response required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will become AE 5. 7.0 ft NAVD FFE would be acceptable if plans are submitted after Preliminary Map becomes effective.



Case Number: UDP-S23036

CASE COMMENTS:

Please provide a response to the following.

1. 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>
2. Tree preservation requirements apply, those that are good candidates should be saved by relocation. Please have the ISA Arborist evaluate trees and palms for relocation.
3. 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.
4. 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.
5. 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.
6. Please provide sidewalk from the north end of the site southward terminating as to requirements of the Engineering Department.
7. 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.
8. Soil Cells may be utilized in place of CU Structural Soil, please look into the use of the Green Blue Urban soil cell, Silva cell or like. If Soil Cell are to be utilized, please provide detail of product of use for root development under paved areas. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
9. 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.
10. No large tree to be installed closer than twelve feet to a streetlight, palms no closer than seven feet. Section 47-21.9.F.3.

11. 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. Section 47-21.12.B.5. Vehicle overhangs do not count toward minimum landscape area requirements.
 - b. Please demonstrate on plans that this requirement is being met.
12. Section 47-21.12.A.4.d. All peninsular and island landscape areas shall be planted with at least one (1) tree.
13. As per Section 47-21.12.C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas. As the proposed development is not able to fulfill this code requirement, with the proposed shade trees along the perimeter the Department views as acceptable. Yet, in place of the Alexander palms proposed within the tree islands please provide additional flowering trees that will also count towards VUA tree count requirements and mitigation.
14. Please demonstrate for clarification the measured width (inside curb to inside curb) of the landscape area of the tree islands.
15. Section 47-21.12.B.4. All landscape areas shall be protected from vehicle encroachment, including the nose of peninsular and island landscape areas. Landscape plans do not show wheel stops for parking stalls where vehicle overhang is proposed, and tree islands don't appear to be curbed.
16. For root development area of existing tree number 54, please remove the proposed parking stall just east of the tree. With the proposed island and extending the landscape area by removal of the adjacent parking stall will provide area needed for this tree.
 - a. If need be, Section 47-21.12.B.6. Every effort shall be made to design around existing, large desirable trees. Parking spaces which are lost because of saved trees and supporting root system pervious area may be counted as spaces installed by the director, up to ten percent (10%) of the required parking count.
17. Please correct the tree requirement for the VUA. Plans indicate a total VUA of 36,428 square feet while VUA Landscape Requirement list shows just over seven thousand square feet. This may be an oversight between the landscape are required for the proposed VUA.
 - a. Section 47-21.12.C.1. One (1) tree and six (6) shrubs shall be required for everyone thousand (1,000) square feet, or fraction thereof, of VUA.
 - b. Trees and palms no more then ten feet from the edge of the VUA count towards site VUA requirements.
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 a plan sheet and include calculations in table.

19. 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-S23036

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 on all entry exit doors.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, hallways, and common areas. The exterior parking areas should be incorporated into the VSS installation. The system should be capable of retrieving an identifiable image of a person and video retention should be for a minimum of 30 days.
6. An electronic access control system should be installed on specific entry/exit doors to prevent unauthorized access, as well as restrict access during non-operating hours.
7. Storage units should have solid walls between them to prevent burglary. Unit alarms and electronic door access "smart locks" are recommended.
8. It is recommended that exterior fencing and parking lot entrance gates be constructed of material that allows for natural surveillance and is non-climbable, to include the removal and replacement of the existing chain link fence on the east side of the property, unless restricted by code.
9. All Lighting at the facility, including in the 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-S23036

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. Solid waste collection shall be from a private loading dock.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Containers: must comply with 47-19.4
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 . 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. Add the ITE trip generation sheets to the trip generation statement.
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. Office space shall be parked 1 parking space per 250 SF of office area, add this calculation to the parking data table and adjust the plans as necessary.
4. Per ULDR Sec. 47-20.2. this site is required to have six (6) Type II loading zones.
5. Per ULDR Sec. 47-20.6 A "Type II" off-street loading zone, as required in the Table of Parking and Loading Zone Requirements shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. The location of a Type II loading zone shall be drawn on the parking facility site plan. No backing into a public right-of-way shall be permitted for Type II loading zones. Access to and from Type II loading zones shall be clearly indicated on the site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle).
6. The proposed loading area does not meet the geometrical requirements mentioned above, WB-40 vehicles must be able to access the loading areas without overlapping each other revise the plans accordingly.
7. 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.
8. 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.
9. 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.
10. Provide a minimum of 5 feet wide on **SW 14th Ave, and SW 3rd Ave**. 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. The back of sidewalk shall be placed on the property/right of way line.



11. 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.
12. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
13. 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.

Case Number: UDP-S23036

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 **November 15, 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 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/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated South Regional Activity Center on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
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.
5. Provide the following changes on the site plans:
 - a. Correct parking calculation and number of parking spaces for the Warehouse Self-Storage parking requirement which is 1 space per 5,000 square feet and 1 space per 250 of office space.
 - b. Demonstrate adequate stacking distance for both inbound and outbound vehicles – 2 spaces or 1% of the total parking capacity, whichever is greater, up to a maximum of 5 spaces per ULDR 47-20.5C, Site Circulation.
 - c. Show truck turning circulation plan and turning radii.
6. Provide the following changes on elevations:
 - a. Show setback dimensions from the property lines on the elevation pages.
 - b. See exhibits attached to DRC comments for examples of self-storage facilities with enhanced architectural features.
 - c. Additional attention to architectural elements and building mass considerations. Building massing and architectural design must comply with ULDR Section 47-25.3.A.3.e, Neighborhood compatibility requirements, "Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications...to mitigate adverse impacts such the alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts."
 - d. Per Section 47-25.3.A.3.b, Neighborhood Compatibility Requirements, design standards are required to protect the character of residential areas from the visual impact of nonresidential buildings facing residential properties. Implement the following architectural features along the south façade:



1. A minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
 - (a) Detail and embellishments:
 - (i) Balconies
 - (ii) Color and material banding
 - (iii) Decorative metal grates over windows
 - (iv) Uniform cornice heights
 - (v) Awnings
 - (b) Form and mass:
 - (i) Building mass changes including projection and recession
 - (ii) Multiple types and angles of roofline, or any combination thereof
 - e. Per Section 47-25.3.A.3.C, Setback Regulations, indicate on the elevation plans that the structure meets the following setback requirements. "When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located."
 - f. Show dimension of mechanical equipment in relation to parapet/screening. 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 top most surface of the roof mounted structures.
 - g. Consider placing mural on elevations along FEC right-of-way.
7. Update narrative explaining how the proposed project successfully transitions from the adjacent residential areas, paying particular concern to the building height, setbacks, appearance, scale, and massing, open space and landscape areas. ULDR Section 47-25.3.e, Neighborhood Compatibility and Preservation, "developments will be compatible with, and preserve the character and integrity of adjacent neighborhoods..."
 8. Label the orientation of renderings on pages A-0A-A-0B and indicate which building is shown.
 9. Label uses on all floor plan sheets and Per Section 47-18.29.- Self Storage facility, individual storage units within a self-storage facility shall have a maximum of four hundred (400) square feet of gross floor area. Label the floor plans showing the size of each unit size or provide a chart showing the sizes of each unit type on each floor.
 10. Indicate that lighting fixtures greater than ten (10) feet in height are used shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14).
 11. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
 12. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



GENERAL COMMENTS

1. Please note any proposed signs will require a separate permit application.
2. 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.
3. 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 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.

Exhibit 1: 7795 W Sunrise Blvd, Plantation, FL 33322, Extra Space Storage

Front:





Exhibit 2: 4551 W Sunrise Blvd, Plantation, FL 33313

Front:



Front:





Rear:



Rear:

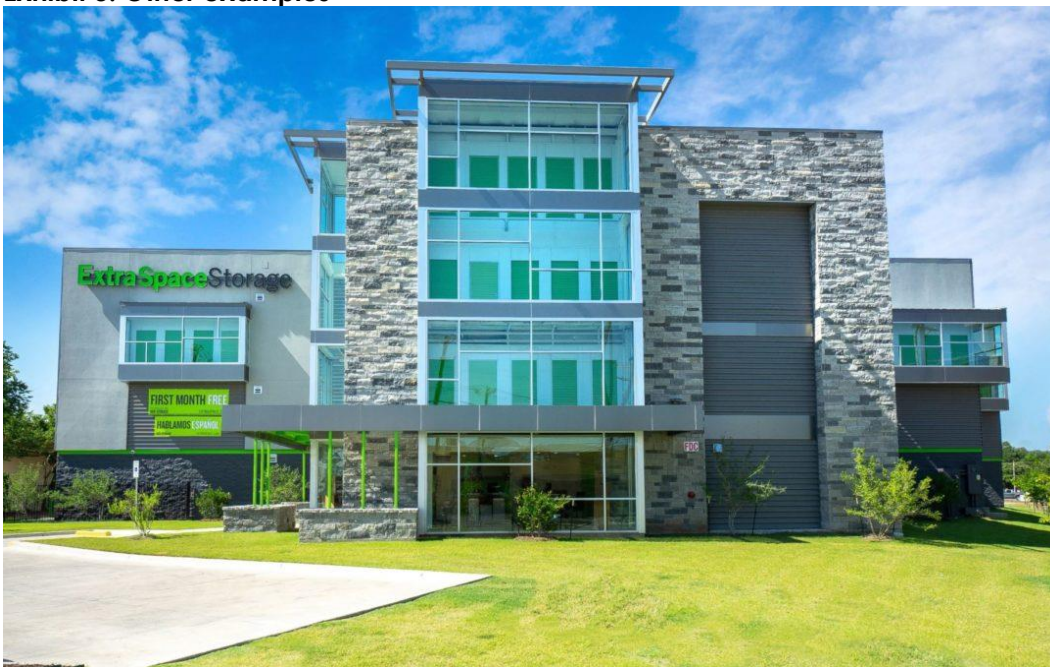




Rear:



Exhibit 3: Other examples







UDP-S23036 - 201 SW 14 ST.



0 100 200 US Feet