

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S23066



**CITY OF FORT LAUDERDALE**





### CASE INFORMATION

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<b>CASE:</b>	UDP-RS24002
<b>MEETING DATE:</b>	February 27, 2024
<b>REQUEST:</b>	Site Plan Level II Review: Sign Request for Three (3) Roof Signs in the Regional Activity Center
<b>APPLICANT:</b>	Alvin Lewis
<b>AGENT:</b>	Bertram Lewars, Architect
<b>PROJECT NAME:</b>	2200 Ponderosa Plaza
<b>PROPERTY ADDRESS:</b>	2201-2205 NW 6th Street
<b>ZONING DISTRICT:</b>	Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)
<b>LAND USE:</b>	Northwest Regional Activity Center
<b>COMMISSION DISTRICT:</b>	3 - Pamela Beasley-Pittman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Durrs Community Association
<b>CASE PLANNER:</b>	Nancy Garcia

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### RESUBMITTAL INFORMATION

- Applicants must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.
2. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Dimension accessibility requirements to site per FBC Accessibility Code

**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-S23066 (2200 Ponderosa Plaza– 2205 NW 6 ST)

**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 or dedication along west side of NW 22<sup>nd</sup> Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
  - a. Plan shall denote the right of way width along NW 22 Avenue.
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. <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. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
4. 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.).
5. 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.
  - a. Existing fire hydrant shall be located within city right of way if located onsite and easement shall be granted.
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.



- a. Depict existing sidewalk adjacent to the development along NW 22<sup>nd</sup> Avenue and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
  - b. The proposed sidewalk along NW 22<sup>nd</sup> Avenue shall continue through the driveway approach and terminate at the Northern property line. Detectable warning strips shall be proposed.
7. 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.
  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. 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. Proposed monument sign shall be located outside sight triangle.
  9. Clearly depict trash enclosure on site plan.
    - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
    - b. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. A concrete apron shall also be placed entirely on private property.
  10. Sheets A.3 to A.4 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries.
  11. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
  12. As per the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18). Swales shall be constructed close to the property limits and surrounding the proposed construction area for an effective water quality treatment. The maximum side slope is 4H:1V.
  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 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 5-year/1-day storm event drainage criteria).



14. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict (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. Please, provide dimensions from proposed landscaping to existing sewer lateral along NW 6<sup>th</sup> Street.
  - b. 3 existing solitary palms are located directly on top of sewer lateral to be utilized.
15. 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.
16. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.
17. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty sidewalks, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
18. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way
19. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. 2014 FEMA FIRM-Structure is not located in a Special Flood Hazard Area. No response is required.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. On January 31, 2024, FEMA Letter of Final Determination (LFD) for the preliminary maps was issued. The maps formerly referred to as preliminary are now final. Your DRC application was received on November 21, 2023 and has been grandfathered into the 2014 FIRM. 2020 Preliminary FIRM shows this parcel will remain outside of the Special Flood Hazard Area.
2. Additional comments may follow pending submission of the complete plan set.





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**CASE COMMENTS:**

Please provide a response to the following.

1. Sheet A.1 Site Plan proposes different landscaping than Sheet L-1 Landscape Plan. Please revise for consistency.
2. Provide tree protection barricade detail on plans 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.
3. Calculation for proposed street tree planting requirements and size specifications shall follow Ordinance No. C-14-51 and the NWRAC-MU Design Standards. Please revise. Here is a link to a city web page to help with calculations.  
<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/planning-initiatives/nwrac-master-plan>
4. ULDR Section 47-21.8. L. requires shrubs used as hedges and for VUA planting shall be a minimum of two (2) feet at installation, full to base, and planted two (2) feet on center. Please revise specifications.
5. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2.Q.3 and ULDR 47-22.3.G. Illustrate and label this triangle on landscape plan, and confirm landscaping and ground signage is installed outside of sight triangles.
6. For the North property line, ULDR Section 47-21.12.A.2.b. requires a minimum two and one-half (2 ½) feet depth for perimeter landscape area requirements for vehicular use areas. Properties with less than one hundred-foot width may provide a masonry wall at least (30) inches in height in lieu of the perimeter landscape area. Please revise and illustrate such requirements on plans.
7. As per Section 47-21.12.C.1.a. the first twenty-five percent (25%), or fraction thereof, of the required VUA 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. The second twenty-five percent (25%), or fraction thereof, of required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper. Please illustrate and provide on landscape plans.
8. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along the East property line which is adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. No parking shall be located within 12' of the property line, within the nonresidential side, when contiguous to residential property. Please illustrate and label on landscape plan.
9. As per ULDR 47-21.2.A, "*net lot area*" is defined as the total square footage of a parcel of land after subtracting the square footage area of any vehicular use area including the VUA required landscaping, building footprint, walls, walks and swimming pools or any other impervious area. Sheet L-1 Landscape Code Requirements table appears to use *gross lot area* for site tree requirement instead of *net lot area*, as per ULDR 47.21-13.B.1.a. Please revise.



10. 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.
11. 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.
12. 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. Please revise if in conflict.
13. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
14. 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:

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 apply for these at 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. 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.
4. 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.



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**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. Sliding glass windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. The building should be pre-wired for an alarm system.
5. A Video Surveillance System (VSS) should be employed throughout the property capable of retrieving an identifiable image of an individual focusing on the cash management areas, dining areas, entry and exit points, saferoom, storage rooms, and parking lot area.
6. 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.
7. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm system should have battery back-up and or cellular back-up features.
8. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
9. All lighting and landscaping should follow CPTED guidelines.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. 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.
6. 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).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
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. Provide a minimum of 7.5 feet wide on **NW 22<sup>nd</sup> Avenue**. 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 new property/right of way line.
2. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
  - a. The minimum inbound and outbound stacking requirements is one (1) space off NW 22<sup>nd</sup> Avenue, the stacking measurement starts at the back of proposed sidewalk and measured into the site.
3. For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
  - a. A deceleration lane will be located at the driveway, or
  - b. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or
  - c. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.
4. On the Site Plan 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. 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.
6. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.



7. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Handicap people shall not be directed to travel behind parked vehicles to access the building. Adjust the proposed Handicap parking to meet the criteria listed above.
8. 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.
9. 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.
10. 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 closure of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, which falls on June 6, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. The applicant has provided a waiver of this time frame.
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>)
3. The site is designated Northwest Regional Activity Center (NWRAC) 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.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application.
5. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-4798).
6. The project does not meet certain Northwest Regional Activity Center – Illustrations of Design Standards (NWRAC-MU Design Standards) per ULDR Section 47-13.52, NWAR-MU Regulations. Staff has commented below under the applicable category of the Design Review Team (DRT) comment checklist:

Street Design Standards

- a. S5- On-street parking has not been provided.
- b. S7- Provide Curb radii on Civil Plans.
- c. S9- The existing overhead utilities along NW 6<sup>th</sup> Street are not shown on the site plan. Provide clarification whether overhead utilities will be relocated.
- d. S10- Provide measurements between trees on the landscape plans; provide a minimum 20 feet separation for palms/ornamentals and 30 feet for shade trees. Ensure landscaping plan and renderings are consistent.

Building Design Standards

- e. B3- Reconsider the location of the entrances of units #3 and #4 along NW 6<sup>th</sup> Street. If the building is shifted closer to NW 22<sup>nd</sup> Ave, the building can be designed to have an internal corridor that runs



north-south and provides a more direct pathway from the parking lot to the entrances facing NW 6<sup>th</sup> Street. NW 22<sup>nd</sup> Ave is considered a secondary street and is allowed a setback of 5 to 10 feet from the property line.

- f. B5- Reference Comment B-3 of the Building Design Standards
- g. B14- Provide additional architectural design changes. Cornices should be added to the roofline of the building to reflect a change in materials and building color.
- h. B15- Provide additional diversification in façade materials. The materials should be reflective of the local character of Sistrunk Boulevard. For example, the nearby townhomes along Sistrunk Boulevard show the utilization of a range of architectural materials (see example below).



- i. B16- Reference Comment B-15 of the Building Design Standards
  - j. B17- Reference Comment B-15 of the Building Design Standards
  - k. B18- Provide percentage of clear glazing. A Minimum of 60% is required along NW 6<sup>th</sup> Street and a minimum of 50% is required along NW 22<sup>nd</sup> Ave.
  - l. B22- Reference Comment B-3 of the Building Design Standards
  - m. B25- Rooftop screening material does not adequately screen the proposed rooftop mechanical equipment. Rooftop equipment shall be screened at least six (6) inches high above the topmost surface of the roof mounted structures.
  - n. B-26 – Provide additional information regarding the light poles that will be utilized. Clarify if light fixtures will be provided on the building. Ensure light spillage is avoided near existing residential development located to the west. The photometric plan appears to be missing footcandle readings near the western portion of the site. Lighting fixtures greater than 10 feet in shall be located a minimum of 15 feet away from shade trees (ULDR Section 47-20.14).
7. Provide the following changes on the site plan:
- a. Ensure all plans (Civil Plans, Architectural Plans, Landscape Plans) are consistent and reflective of existing improvements. There is a light pole, utility pole, fire hydrant and crossing signal along NW 6<sup>th</sup> Street.
  - b. Provide lane width measurements for NW 6<sup>th</sup> Street and NW 22<sup>nd</sup> Avenue.
  - c. Update the streetscape requirements on NW 6<sup>th</sup> Street and NW 22<sup>nd</sup> Avenue to meet the NWRAC-MU Design Standards. A minimum sidewalk width of 10.5 feet is required along NW 6<sup>th</sup> Street and a minimum sidewalk width of 7.5 feet is required along NW 22<sup>nd</sup> Ave.





- d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines should be placed underground. If the lines cannot be placed underground, provide documentation from FPL indicating such.
  - e. Show the location of any proposed dumpsters/refuse collection. Dumpsters shall be located away from existing residential property to the greatest extent possible.
  - f. Any proposed signs will require a separate permit application.
8. Provide the changes on the elevations:
- a. Provide each building facade in color.
  - b. Provide building material details including images of the product material by manufacturer. Materials should be numbered and identified on each façade.
  - c. Provide streetscape cross sections of each ROW.
  - d. Provide dimensioned street sections for each ROW.
  - e. The location of the building signage should be lowered to allow for variation in roofline or addition of architectural features such as a cornice.
9. Provide the following changes to the renderings:
- a. Ensure the landscape plan and elevations are consistent. The elevations should be reflective of all existing improvements along NW 6<sup>th</sup> Street.
  - b. The pedestrian crosswalks should align to existing and proposed curb-cuts.
  - c. Provide additional context renderings. All the renderings provided with this submittal are viewed from the corner of NW 6<sup>th</sup> Street and NW 22<sup>nd</sup> Avenue.
10. 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. Rooftop screening material does not adequately screen the proposed rooftop mechanical equipment. Change the proposed picketed design to appropriately screen the mechanical equipment.
11. Provide a preliminary 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.

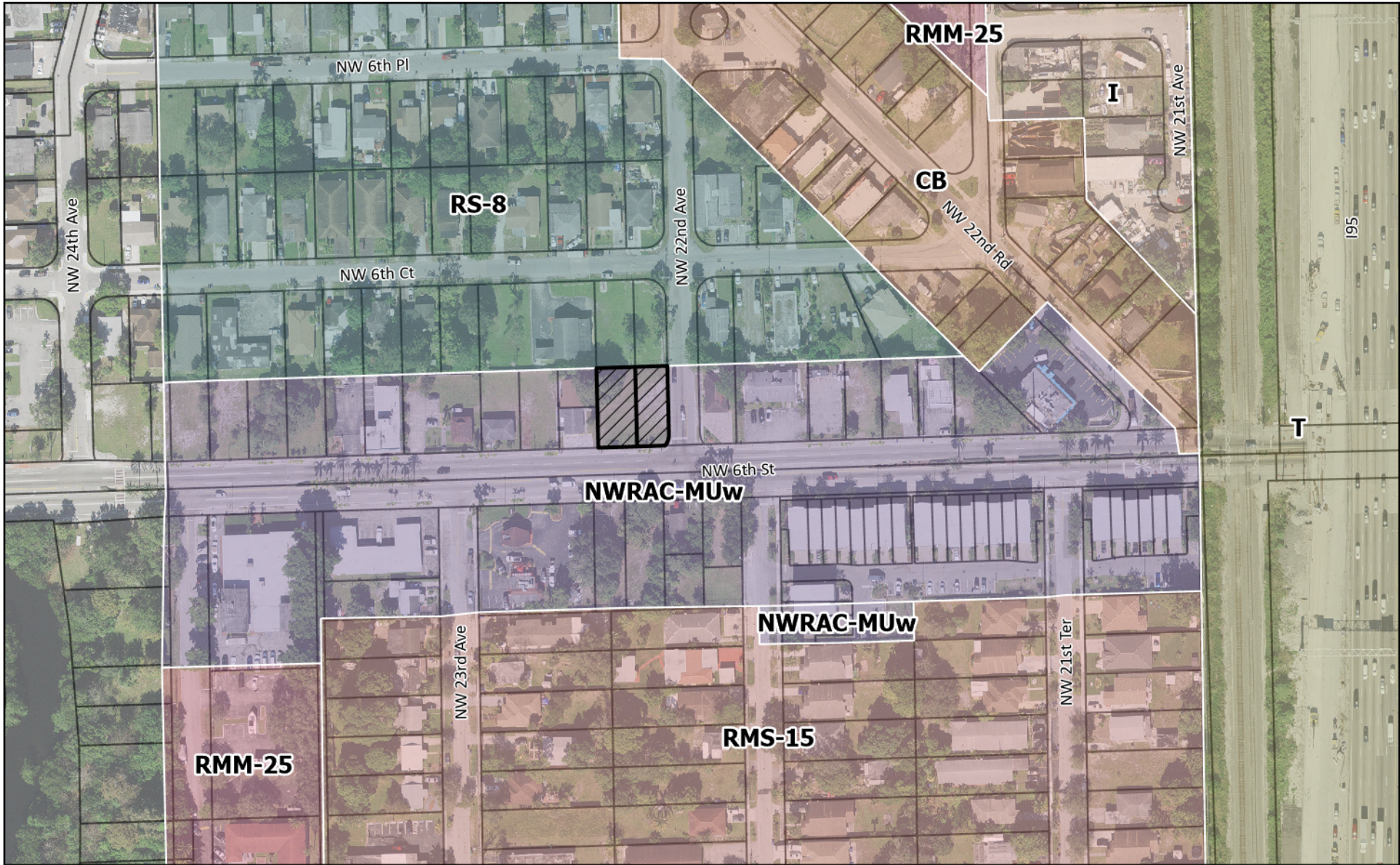
### **General Comments**

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Nancy Garcia (954-828-8958) to review project revisions and/or to obtain a signature routing stamp.



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. Provide a written response to all Development Review Committee comments.
4. Additional comments may be forthcoming at the Development Review Committee meeting.





UDP-S23066 - 2201-2205 NW 6 ST.

