

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24002



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24002
MEETING DATE:	February 13, 2024
REQUEST:	Site Plan Level III Review: 9,957 Square-Foot Commercial Development with Associated Parking Reduction
APPLICANT:	904 ELO LLC
AGENT:	Andrew Schein, Lochrie & Chakas, P.A.
PROJECT NAME:	904 E Las Olas Blvd.
PROPERTY ADDRESS:	904 E. Las Olas Boulevard
ZONING DISTRICT:	Boulevard Business District (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	4 - Warren Sturman
NEIGHBORHOOD ASSOCIATION:	Colee Hammock Homeowners Association
CASE PLANNER:	Karlanne Devonish

RESUBMITTAL INFORMATION

- Applicant 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. Specify uses and occupancy classification per Chapter 3 of the 2023 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 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
7. Dimension accessibility requirements to site per FBC Accessibility Code
8. Show that the openings in the exterior walls adjacent to the south and west property line meet the requirements of Table 705.8 of the 2023 FBC.
9. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.

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-S24002 – 904 E Las Olas Blvd

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting or 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 SE 9th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way. Show / label delineation in the plans.
2. Provide permanent Sidewalk Easement as appropriate along south side of E Las Olas Boulevard to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way. Show / label delineation in the plans.
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. <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>
4. On conceptual Water and Sewer Plan move the proposed sewer clean-outs inside the right-of-way by the property line.
5. 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.).
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.
 - a. Handholes/signal boxes shall not be proposed in ADA ramps.
 - b. Provide relocation plan for existing catch basin at the corner of E Las Olas Boulevard and SE 9th Avenue.
 - c. Provide proposed location of utility pole being relocated in the 10' wide alley way.



7. Clear path dimensions shall be consistent among the civil, site, landscaping and architectural drawings. Tree grates shall not be included in the clear path.
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. Sight visibility triangle encroaches into the off-street parking along SE 9th Avenue.
9. 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 SE 9th Avenue and how proposed sidewalk/ pedestrian path will transition into existing sidewalk to the south of the proposed development. The landing/ detectible warning system shall be located at the edge of pavement in the alley way.
 - b. Depict existing ADA ramps at the intersection of SE 9th Avenue and E Las Olas Blvd to ensure the proposed ADA ramps are in alignment.
 - c. Provide additional spot elevations for the public sidewalk to ensure ADA compliance. Sidewalk shall not be higher than the crown of road elevations.
10. The minimum clear width and depth parking stall dimensions for the on-street parking shall be 8'-8" and 24'-0". Please dimension on the site plan.
11. Depict/ label existing/ proposed stop bar on right of way adjacent to the site.
12. Sheet A102 shall be adjusted in reference to the shading of the outdoor dining terrace. There are portions shaded in blue that are not apart of the outdoor seating area.
13. Discuss how this proposed development will not compromise the integrity of existing building structure located immediately adjacent to east property boundary.
14. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Dumpster be required to have a drain per ULDR Section 47-19.4.D.7, drain shall be connected to a grease traps, oil / sand separators prior to connection to sanitary public system. Also, the drain shall be protected from stormwater inflow from a 100-year design storm event. Due to



the limitation of space located on the south side of the development, indicate the proposed location of the grease traps.

15. Sheet A107 (Building Elevations): Show and label existing Right-of-Way, and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along SE 9th Avenue and E Las Olas Boulevard.
16. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
17. 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).
18. 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. Provide dimensions to Watermain at EOP along SE 9th Avenue.
 - b. Provide dimensions to water meter connections and fire line in the sidewalk along SE 9th Avenue.
19. 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.
20. 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
21. 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.

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



Case Number: UDP-S24002, 9957 square feet commercial development

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment.

1. Flood zone 2014 FIRM, (panel 557H), X500
Preliminary maps (panel 557J) AE, BFE 6' NAVD & X500
2. Show the Finish Floor Elevation meeting BFE 6' NAVD + 1.4= 7.4 ft NAVD 88 for the finish floor elevation and show that all equipment on mechanical sheet is meeting 7.4 ft on the pad that the equipment sits on. (sheet C2), (Sheet A 101), Sheet A 102), (Sheet A 103), (elevation Sheets A 107),

References

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

Florida Building Code (7th edition) Flood Resistant Provision

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

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



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CASE COMMENTS:

Please provide a response to the following.

1. 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 of high, medium, and low on a plan, and include calculations in table.
2. Update renderings to more accurately depict proposed landscaping. Specifically, proposed streetscape plant species from landscape plan series do not match the renderings.
3. Installation location of three (3) proposed *Chrysophyllum oliviforme* street trees in need of readjustment to provide proper trunk clearance from curb and proposed on-street parking VUA. As per ULDR 47-21.14.A.1.b., when planted in non-pervious areas, dicot street trees shall be accompanied by expandable tree grates or porous aggregate system which are at least five (5) feet square, with three-eighths (3/8) inch slot openings. Area must meet current ADA standards. Historically the department has only accepted trees planted at the center of the proposed tree grates, or a minimum of two and one half (2 ½) feet from the back of curb.
4. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
5. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
6. 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.
7. 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.
8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
9. Additional comments may be forthcoming after next review of new plans and written comment responses.



GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

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.



Case Number: UDP-S24002

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 businesses should be pre-wired with an alarm system, to include duress, motion, and door contacts.
5. It is strongly recommended that the CPTED principle of Territorial reinforcement be considered in order to delineate where private space ends and public space begins for the exterior bar area on SE 9th Avenue and E Las Olas Blvd. In the interest of public safety, the installation of a partition and/or illuminated crash rated security bollards, separating this space is highly suggested. Security Bollards should meet ASTM guidelines if utilized.
6. 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. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
7. All Lighting 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-S24002

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 . 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 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.
2. Per **Section 47-20.19.E** of the city of Fort Lauderdale Unified Land Development Code "If a structure or use with nonconforming parking is reconstructed or enlarged to the extent that more than fifty percent (50%) of the volume of the building is replaced, or alterations or improvements exceed fifty percent (50%) of the replacement value of the structure, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use in its enlarged or extended size.". This proposed site will exceed the maximum percent amount of change and will be required to meet the minimum parking requirement.
3. This proposed site's off-street parking requirement is 108 parking spaces. This site is proposing 0 parking spaces onsite, if an offsite parking agreement is the route selected to meet the required off street parking requirement identify where these parking spaces within a 700-foot radius will be located.
4. A parking reduction may be requested by surveying available public parking within a 700-foot radius. Parking spaces in private parking lots shall require an off-site parking agreement and must be within a 700-foot radius. Schedule a parking reduction methodology meeting to discuss which available parking spaces may be used to meet the parking demand.
5. As part of the parking memorandum please provide the floor plan of the exiting use that table 4 of the parking memorandum refers to.
6. Provide the internal capture calculation for the trip generations for AM Peak, PM Peak and Daily trips.
7. The existing loading zone on SE 9th Avenue must remain. This loading zone is needed for this area to prevent loading and unloading on Las Olas Blvd.
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 closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before July 17, 2024, 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 proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) for the parking reduction request. A separate application and fee are required for both PZB. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval.
3. Pursuant to public participation requirements of City's ULDR Section 47-24.1.F.14 and Section 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>; and
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
4. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with



City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that no archaeological deposits are anticipated within the subject property, however, if archaeological materials or features are discovered, then work in vicinity of the discovery shall stop and the City shall be notified immediately to coordinate the discovery. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or (954) 828-7101.

6. 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](#).
7. Pursuant to ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
8. Pursuant to ULDR Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC
9. Graphically show the customer service area square footage for all seating areas, including the outdoor dining area on Sheet A103, Customer Seating Plan. Ensure that the tables and chairs are outside of the site triangle.
10. Clarify if the outdoor dining terrace identified with a blue shade on Sheet A102, Shell Plan, is within the site triangle and if so, adjust accordingly.
11. Provide a barrier between the sidewalk and the building/bar area along SE 9th Avenue that is aesthetically pleasing and can delineate private property from public right-of way.
12. Delineate a clear path on all sheets outside of the landscape tree grade and provide the dimensions.
13. Provide the following changes to the Site Plan sheet:
 - a. The 6' ADA ramp with handrail located along SE 9th Avenue is on the site plan, but not illustrated on all relevant pages. Clarify if the ADA ramp is part of the proposed design and if so, coordinate on all sheets.



- b. The proposed curb cuts at the intersection do not line up with the crosswalks. Revise plans to align with the crosswalks.
 - c. Provide a note that the dumpster will be utilized for the proposed restaurant and retail use.
 - d. Illustrate and dimension the loading zone area along SE 9th Ave.
14. Provide the following changes on the Elevation sheet:
- a. Label and provide details of all the materials and architectural features throughout the building.
 - b. Provide the material used under the canopy.
 - c. Provide the material used for the proposed outdoor bar.
 - d. Identify what the “starry” finish on the top of the roof line is.
 - e. Update the elevations to clearly match the rendering and ensure that the materials graphically portrayed are the same.
15. Consider extending the canopy to the retail façade.
16. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings.
- a. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping.
 - c. Provide detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include outdoor seating and pedestrian walkways and proposed landscaping.
17. Provide additional details to the Roof plan including a spot elevation.
18. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
19. Consider providing bicycle parking. Ensure parking is located in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered. For reference, consult the Association of Pedestrian and Bicycle Professionals (“APBP”) for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>



20. 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 with the Transportation and Mobility Department.
21. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.
22. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the southwest portion of the site.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

23. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Follow-up coordination can be scheduled with the project planner Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
24. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Wednesday, February 28, 2024

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

RE: UDP-S24002
Street: 904 E Las Olas Blvd, Fort Lauderdale, Fl.
Parcel(s): 504211010600

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced application in accordance with Chapters 267, *Florida Statutes* and Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property consists of approximately .33[±] acres of developed land containing a commercial structure located at the southeast corner of E. Las Olas Blvd and Southeast 9th Avenue. Currently, the parcel is fully developed with a commercial structure.

The parcel was first developed prior to 1949 (USDA 1949; BCPA 2024). There are no previously recorded archaeological resources located within the subject parcel. The parcel is within 250 feet of previously recorded archaeological site 8BD103 / Fort Lauderdale #2 (FMSF 2024) and situated in the North Bank New River Archaeological Zone - an area previously determined to have a high potential for intact and significant archaeological deposits.

Findings

In my capacity as the City's archaeological consultant, based on the available information and considering the developmental history of the parcel, it is my opinion that development of the subject property will not have an adverse effect on known or previously identified archaeological resources. Further, it is my opinion that the proposed development is not likely to encounter intact or significant deposits within the parcel.

Recommendations

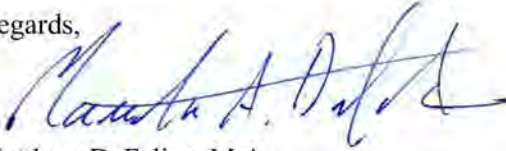
In capacity as the City's archaeological consultant, based on the available information, it is my opinion that no additional archaeological recommendations are necessary prior to development approval, however:

- A. If archaeological materials or features are discovered during development, then work in vicinity of the discovery shall stop and the City shall be notified immediately to coordinate the discovery. A monitoring report shall be submitted to the City upon completion of the monitoring activity.

- B. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions about the information or recommendation made in this letter.

Regards,



Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

Ref.

United States Dept of Agriculture

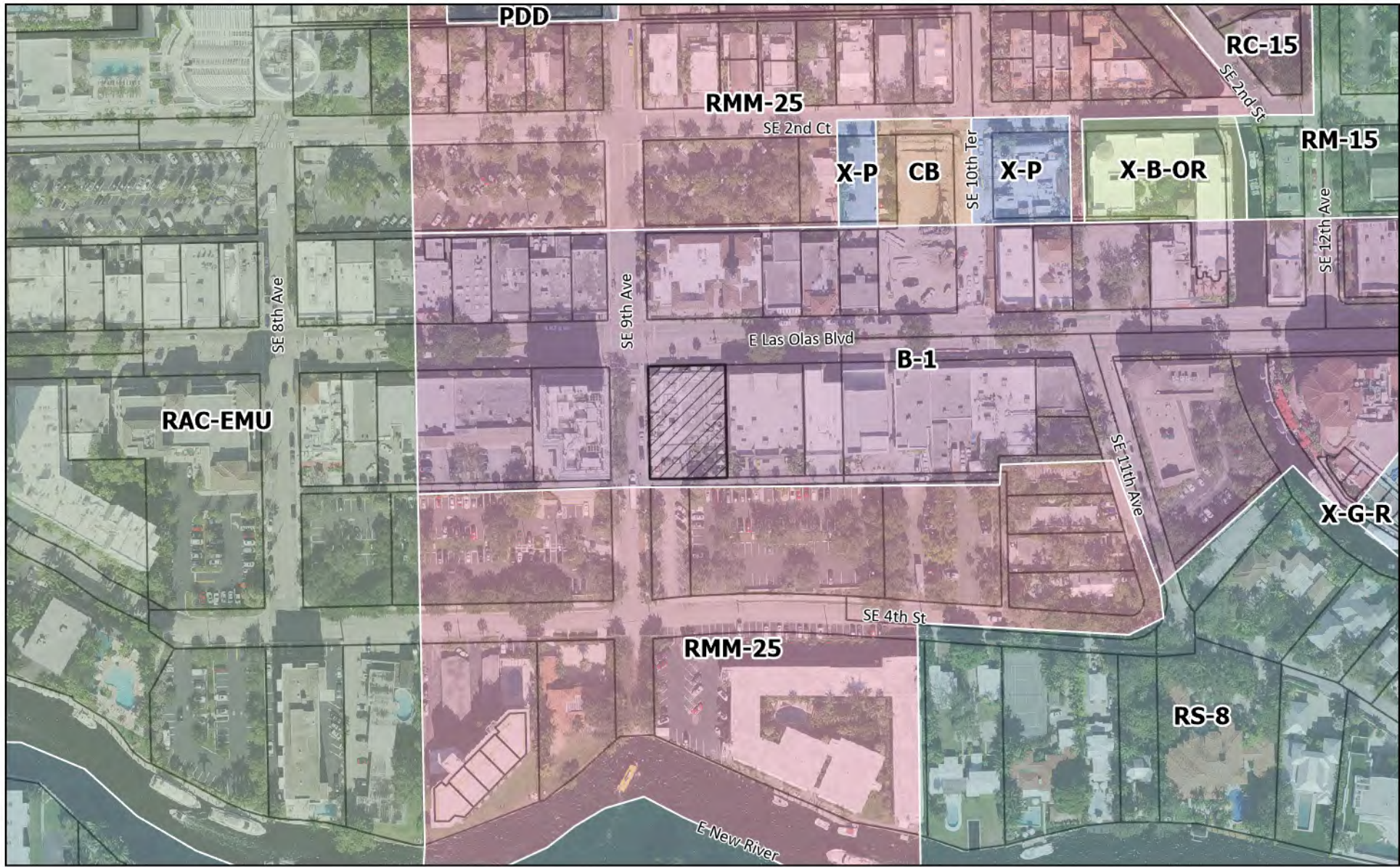
- 1949 Aerial Photographs of Broward County, (1949), Map and Imagery Library, George A. Smathers Libraries, University of Florida. (26 Feb 2024). [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).
- 1958 Aerial Photographs of Broward County, Flight 1T (1958), Map and Imagery Library, George A. Smathers Libraries, University of Florida. [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).

Broward County Property Appraiser

- 2024 Broward County Property Appraiser. [bcpa.net] (26 Feb 2024).

Florida Master Site File

- 2024 Florida Master Site File, Florida Dept. of State, Division of Historical Resources, Tallahassee, Fl.



UDP-S24002 - 904 E. LAS OLAS BLVD.

