

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24040



**CITY OF FORT LAUDERDALE**



---

## CASE INFORMATION

---

<b>CASE:</b>	UDP-S24040
<b>MEETING DATE:</b>	June 11, 2024
<b>REQUEST:</b>	Site Plan Level III Review: Mixed-use Development Allocating Two (2) Residential Flex Units and 1,790 Square-Feet of Commercial Use with an Associated Parking Reduction
<b>APPLICANT:</b>	William Ader, Jr. and Robert Ader, Trustee
<b>AGENT:</b>	Andrew Schein, Lochrie & Chakas, P.A.
<b>PROJECT NAME:</b>	The Ader
<b>PROPERTY ADDRESS:</b>	2925 E. Commercial Boulevard
<b>ZONING DISTRICT:</b>	Community Business (CB)
<b>LAND USE:</b>	Commercial
<b>COMMISSION DISTRICT:</b>	1 - John Herbst
<b>NEIGHBORHOOD ASSOCIATION:</b>	Landings Residential Association
<b>CASE PLANNER:</b>	Adam Schnell

---

## 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.



Case Number: UDP-S24040

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 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. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.
8. 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](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, 2023, the 8th 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-S24040

**CASE COMMENTS:**

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

1. 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>
2. 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.).
3. 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.
4. 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 shared parking lot and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
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. 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.

6. Clearly depict trash enclosure on site plan.
  - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
7. Sheets A-A2-1 and A-A2-2 (Building Elevations): Show and label existing Right-of-Way, and horizontal building clearances on all building elevation / section details, as appropriate.
8. Provide and label typical roadway cross-sections for the proposed development side of 20' alley and shared parking lot: at driveway access points, and south side of the building as appropriate. Cross-sections should show existing right of way.
9. Proposed doors depicted on sheet A-A1-1 shall not open into the sidewalk.
10. 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.
11. Provide dimensions for proposed standard tandem parking, 8 inches wide by 36 feet long.
12. Show sewer and water main line. Sanitary sewer clean out must be provided at property line per City standards.
13. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
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 ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
15. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.



16. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
17. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict.
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.



Case Number: UDP-S24040

**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.

**Comment 1**

Provide the following information on Sheet A-A-1 show all (FFE/ finish floor elevations) and any variations in the finish floor elevation (FFE). Show in feet using the NAVD 88 datum. (Example 7.4 ft NAVD 88).

**Comment 2**

The ground floor plan on (Sheet A-A-1) labels this area as an Office or Retail Tenant Space. If this is an office, is this a leasing office for the residence only or is this an office for a commercial business. If this is Retail space, please clarify on plans. Will the entire ground floor be for retail & office? Please divide out the areas on the plans on the ground floor.

**Comment 3**

Provide flood zone on plans. The FEMA flood zone is panel 378J/"AE"/ Base flood elevation 6' NAVD + 1.4 = 7.4 ft. NAVD

**Comment 4**

Elevation requirements. (Sheet A-A1-2) is labeled as first floor plan. The plans show living areas, kitchen, elevator, bath area of residential unit. Please show the finish floor elevations as FFE in feet NAVD 88. (CFL Flood Ordinance CH 14-11)

**Comment 4**

Please show the (FFE) finish floor elevations using the (NAVD 88 datum) on the elevation sheets, (A-A2-1), (A-A2-2).

**Comments 5**

Please show the finished floor elevations on (Sheet A-SP1-1) Site plan.

**Comment 5**

The Lakehouse Concessions building show the flood zone delineation that impacts this structure.





(Code of Ordinances, Chapter 14),

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

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

A) Cloud on plans that a (float switch) will be installed.

B) Link provided.

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

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

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

**City of Fort Lauderdale Flood Ordinance**

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeld=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=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 for mixed use construction). Section 7.0 utilities & equipment, (section 7.5 elevators)

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

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



Case Number: UDP-S24040

**CASE COMMENTS:**

Please provide a response to the following.

1. For all properties other than single-family residential: ULDR 47-21.6.A. Name, address and telephone number of the person who has prepared the landscape plan. Landscape plans submitted for approval must be prepared by a registered Landscape Architect, dated, signed and stamped with his or her seal. Landscape plans shall also include all of the applicable requirements listed in ULDR 47-21.6, which they currently do not.
2. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms on and directly adjacent to the subject property, and number each one. Existing parking lot of property to the east (2929 E Commercial Blvd) has VUA landscaping, including trees, directly adjacent to the property line that may be impacted by the proposed development. Please include for review.
3. 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. The Sheet L-L1-1 General Landscaping Requirements table incorrectly subtracts total proposed landscaping area from net lot area, when only VUA landscaping area may be subtracted. Please revise and provide calculations for required net lot area landscaping as per ULDR 47-21.13.B.1.
4. A minimum amount of open space and landscaping shall be provided as required by ULDR 47-18.21.H.2, Mixed Use Development. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. When the minimum twenty percent (20%) VUA landscaping is provided, such landscape area may be used toward fulfilling the minimum requirement. The Sheet L-L1-1 Open Space Requirements table includes 110 SF of outdoor seating area ground floor to meet part of this requirement. This area as shown on the site plans does not meet the requirement for open space area. Please revise.
5. As per Section 47-21.14.A.6. when a parcel of land has a VUA designed to permit motor vehicles to back directly out onto a public right-of-way, including an alley, a landscape area at the front of the parking spaces unobstructed by a fence or wall shall be provided. The landscape area shall be a minimum of five (5) feet in width and shall contain not less than ten (10) square feet for each linear foot of VUA fronting on the street or alley. The landscaping for this area shall consist of hedges and trees. A poured six (6) inch high concrete curb shall be placed across the nose of the tree islands.
6. 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.
7. As per Section 47-21.9.G. each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
  - a. Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas to provide this root development area.



8. 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.
9. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities 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.
  10. 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. Provide root barrier fabric wrap detail.
  11. 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.
  12. 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. 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-S24040**

**CASE COMMENTS:**

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area.
2. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, exterior parking, to include the commercial space. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
6. All Lighting should conform to IES and CPTED standards. The lighting should be controlled by a photocell or similar electronic device that provides light from dusk until dawn.
7. Entry into the building and elevators should be access controlled to provide enhanced security for the residents and deter unauthorized access.
8. Commercial unit exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
9. Landscaping should follow CPTED guidelines.
10. The commercial space should be pre-wired for an alarm system, to include duress, motion, and door contacts.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S24040

**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 included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. 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.
7. 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).
8. Provide on the site plan a garbage truck servicing the property for City review.
9. Commercial – Strip stores shall share bulk container to avoid each tenant having a dumpster.
10. Containers: must comply with 47-19.4
11. 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.
12. 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.



Case Number: UDP-S24040

**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 11 parking spaces. This site is proposing 4 parking spaces onsite for the proposed residential use, 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. The parking spaces in the parking lots used for pedestrian preservation Section 47-20.19.K of the City of Fort Lauderdale Unified Land Development Code may be used in this survey. Parking spaces in private parking lots shall require an off-site parking agreement and must be within a 700-foot radius.
5. If a parking reduction is the chosen route instead of an offsite parking agreement then a parking reduction order shall be recorded prior to final DRC approval.
6. 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.
7. 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-S24040

**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 11, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in the designation of Commercial through the allocation of Residential Flex Acreage. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Pursuant to ULDR Section 47-28, the proposed project requires allocation of Residential Flex Acreage. Contact Jim Hetzel, Principal Urban Planner at [jhetzel@fortlauderdale.gov](mailto:jhetzel@fortlauderdale.gov) to verify the availability of flex units and include the flex unit request in the application project narratives.
- 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) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to 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, and then only if no motion is adopted by the City Commission seeking to review the application.
- 6) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (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 the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, 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.

- 7) Provide an abstract survey based on a Standard Title Commitment.
- 8) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 9) 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. The Case planner will provide more information at the time of Final DRC.
- 10) Tandem parking spaces must be dedicated to a specific residential unit. Coordinate with Transportation and Mobility to execute any agreements, documents, or conditions that would be required.
- 11) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria.
- 12) The application does not meet the following ULDR Sections of the code and requires compliance or the issuance of variances from the Board of Adjustment:
  - a. Section 47-18.21.H.3. – Plaza Requirements.
  - b. Section 47-18.21.I.2. – Minimum Lot Size. Variance request may be excluded if the updated gross acreage calculations meet the 10,000 gross square foot requirements.
  - c. Section 47-18.21.I.4. – Minimum Lot Width.
- 13) Provide the following changes on the site plans:
  - a. Label property lines on site plan and ground floor plans.
  - b. Provide the required five-foot setback along the building frontage. Per Section 47-6.20, Table of Dimensional Requirements, buildings have a minimum five-foot front yard requirement. Note: Where the height of a building in a business zoning district exceeds nine feet measured from the ground floor elevation, that portion of the building may extend into the front yard area.
  - c. Update site data table to provide net and gross acreage calculations for lot size and update permitted density calculations. Gross acreage is used for the purpose of calculating the maximum density permitted on a parcel when applying flexibility units. This measurement includes public land area and public rights-of-way, measured to the centerline of the roadway..
  - d. Update floor plan labels. Three floors are proposed but the labels read, "ground floor plan, first floor plan, and second for plan". The ground floor is considered the first floor; therefore, the labels should reflect three floors.
  - e. Provide dimensions on the site plan for the rear and front sidewalks.
  - f. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
- 14) Provide the following changes on elevations:
  - a. Elevations shall be shown in color.
  - b. Show setback dimensions from the property lines on the elevation pages.
  - c. Provide material image examples on the elevation sheets.
  - d. Consider diversity in material, with emphasis on the first floor.



- 15) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3. and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Be aware that if lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14).
- 16) 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 topmost 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;
  - c. Provide screening product material including images or pictures of actual application of such; and,
  - d. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 17) It is encouraged to submit 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 materials

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

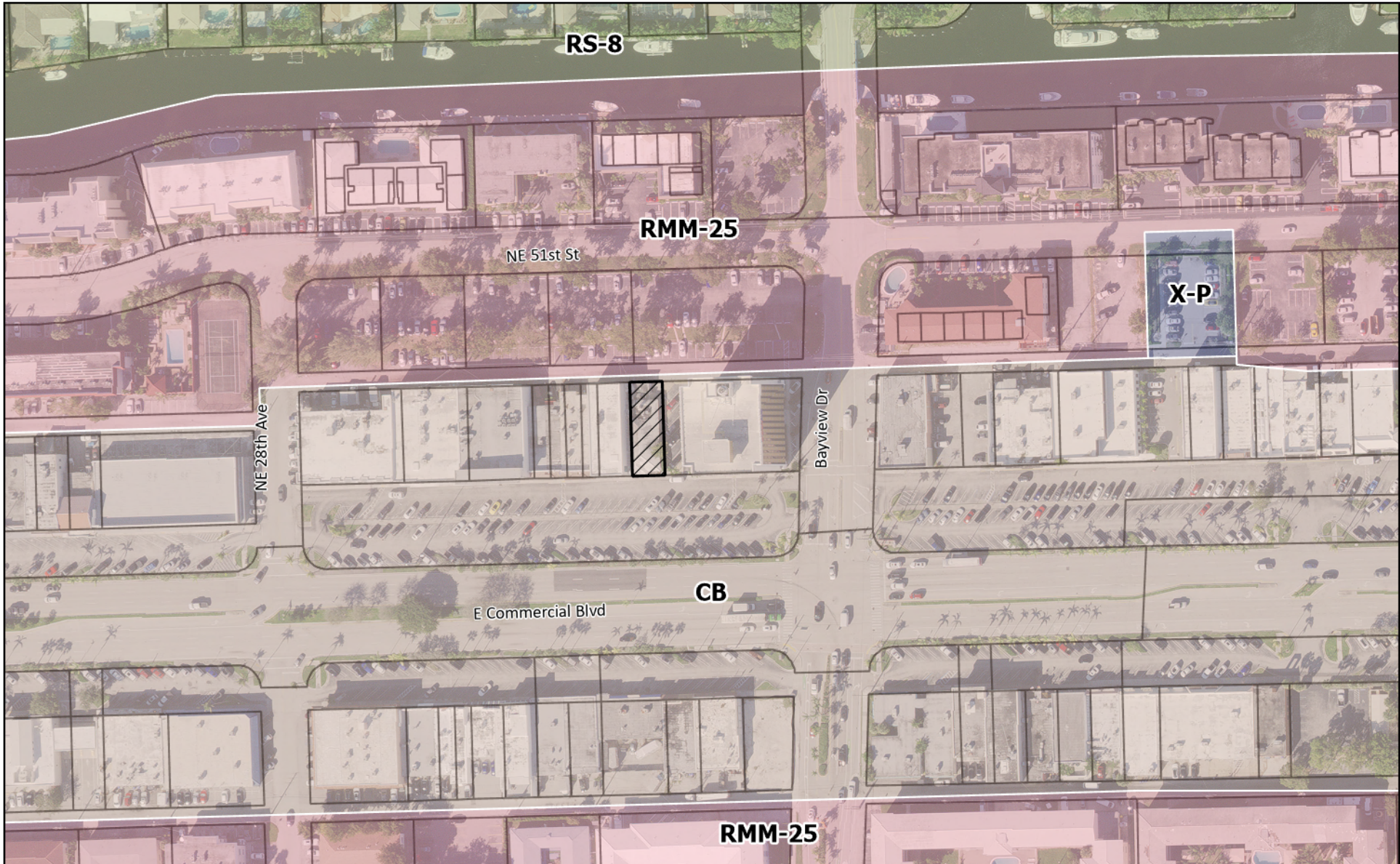
- 18) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

## **GENERAL COMMENT**

The following comments are for informational purposes.

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

- 19) 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 Adam Schnell (954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 20) 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.
- 21) Provide a written response to all Development Review Committee comments.
- 22) Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-S24040 - 2925 E. COMMERCIAL BLVD.

