

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24041



**CITY OF FORT LAUDERDALE**





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## CASE INFORMATION

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<b>CASE:</b>	UDP-S24041
<b>MEETING DATE:</b>	January 25, 2024
<b>REQUEST:</b>	Site Plan Level II Review: 88,500 Square-Foot Education Facility, 3,000 Square-Foot Aquatic Center Building with Outdoor Pool, and 122,870 Square Feet of Existing Education Facility Buildings
<b>APPLICANT:</b>	Coral Ridge Presbyterian Church
<b>AGENT:</b>	Michael Kroll, Miller Legg
<b>PROJECT NAME:</b>	Westminster Academy
<b>PROPERTY ADDRESS:</b>	5601 N. Federal Highway
<b>ZONING DISTRICT:</b>	Residential Multifamily Mid Rise/ Medium High Density District (RMM-25) and Boulevard Business District (B-1)
<b>LAND USE:</b>	Commercial
<b>COMMISSION DISTRICT:</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION:</b>	Imperial Point Association
<b>CASE PLANNER:</b>	Lorraine Tappen

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## 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 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. Dimension accessibility requirements to site per the 2023 FBC Accessibility Code.
8. Provide accessible parking spaces in accordance with the 2023 FBC Accessibility Volume.
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](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.**



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**CASE COMMENTS:**

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

1. Provide a copy of the Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the required improvements along North Federal Highway. For meeting request or for additional information, please contact FDOT District 4 Access Manager at [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us)
2. Obtain water & wastewater letter of service availability from the City's Public Works – Engineering Department.
3. Identify existing utilities serving existing buildings to remain and remove any existing service lines that are not being used.
4. The proposed 3-inch force main line should terminate in a private dissipation manhole and connect to city infrastructure by gravity.
5. The demolition and removal of the existing vehicular access apron on North Federal Hwy shall include necessary restoration of the public right-of-way to include the removal of the sidewalk and drop curb and replacement of it with a standard type "F" curb and gutter and elevated sidewalk.
6. Please provide overflow parking stalls and drive isles critical dimensions for establishing compliance with ULDR Sec. 47-20.11. - Geometric standards.
7. The parking stall standard detail does not match the parking dimension shown on the plan. Please also coordinate dimensions shown on civil sheets with architectural and others through the set, although compliant with ULDR, the development set should be coordinated to ensure there are no issues during building permitting and construction.
8. The visibility triangle indicated on the Site Plan along NE 56 Street must be positioned at the edge of the pavements (driveway and roadway edges). Furthermore, the gate for the fence should be made wider to maintain a clear line of sight measuring 10 feet by 10 feet for pedestrians on the public sidewalk crossing the driveway from both the east and west directions.
9. Please show property lines on civil plans with a phantom line-type for clarity. Also, revise the property boundary on the Site Plan to be consistent with that shown in the Record Land Survey, particularly at the southwest corner of the property.
10. The 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. Label Public Right-of-Way jurisdiction across Site plan and all Civil plans. 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 the vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.

12. 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 and 2024 FIRM places structures out of the Special Flood Hazard Area. Floodproofing of structures to 10.0 ft NAVD is noted.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Floodproofing requirements required with submittal of plans.

1. Meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3
2. Completed Floodproofing certificate (section II)
3. Emergency operations plan (draft)
4. Panel legend (if applicable) panel numbering and map of location of installation
5. Panel Installation instructions
6. Proposed storage location of the panels and all required hardware for code compliant installation



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**CASE COMMENTS:**

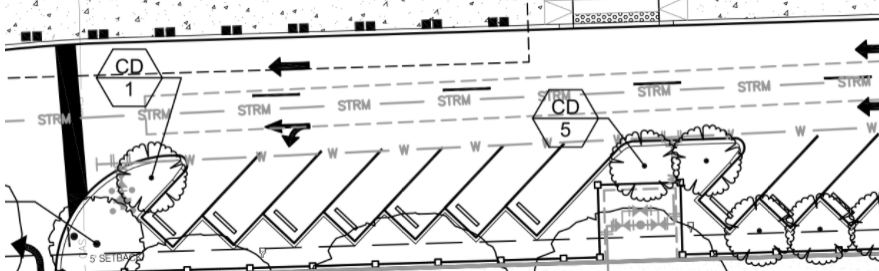
Please provide a response to the following.

1. Discrepancy between sheet TDP1.1 & TDP1.3 regarding disposition of invasive species Tree #50 – Carrotwood in proposed scope of work. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List, as amended, should be considered for removal from the site, as per ULDR Section 47-21.8. I. No mitigation or additional permit fee required for this category of tree removal.
2. For specimen size trees (18" + DBH) proposed for removal, ISA Certified Arborist report shall include a condition rating percentage for each tree, as per ULDR 47-21.15. Good, Fair, Poor condition rating ranges are not acceptable for specimen size trees. This information is required to calculate equivalent value mitigation. Please revise.
3. Any relocated trees shall be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before, during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
4. The location and zoning of this property requires adherence to Interdistrict corridor requirements ULDR 47-23.9.A. along N Federal Highway. The first twenty (20) feet of the yard fronting on those subject streets shall be in landscaping. No parking shall be permitted within the required yard. Please note and illustrate on plans.
5. Provide street trees along NE 56<sup>th</sup> Street and N Federal Highway, as per ULDR 47-21.13. B.16, and provide corresponding calculations in Site Landscape Calculations table. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Existing trees in the ROW proposed to remain may count towards street tree requirements.
6. Fences facing the ROW along NE 56<sup>th</sup> Street and N Federal Highway are required to be set back a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5. C.2.
  - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
  - b. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof. Trees proposed along N Federal Highway may double as required street trees if they meet street tree specification requirements.
  - d. Please specifically note and illustrate this on plans.
7. 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.





8. 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. See example below of potential conflict on existing plans:



9. 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.
10. 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.
- 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.
11. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
  - Provide Structural Soil Detail and composition.
12. 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.
13. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22. E.3.
- This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign. For the proposed monument sign along NE 22 Avenue, this depth should be proposed to the greatest extent possible.
  - Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
  - Irrigation shall be from a permanent water source.
  - Please clearly note and illustrate all the above on plan.



14. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are 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. Illustrate and note this requirement on the landscape plans.
15. 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. 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.
3. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
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 equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. Buildings should be pre-wired for an alarm system.
5. Lighting and landscaping should follow CPTED guidelines.
6. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
7. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, stairways, parking, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
8. Emergency communication devices should be placed in the pool and common areas. These should be easily identifiable and accessible.
9. Light reflecting paint should be used in parking area to increase visibility and safety.
10. Elevators should be access controlled and labelled as such.
11. 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.
12. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders

**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.



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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. Containers: must comply with 47-19.4
9. 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.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to [Gwoolweaver@fortlauderdale.gov](mailto:Gwoolweaver@fortlauderdale.gov) . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
  - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

**GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

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





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**CASE COMMENTS:**

1. Provide the FDOT pre application access management letter.
2. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. The proposed use is for a school offering classes from pre-kindergarten all the way to twelfth grade. Per ULDR Sec. 47-20.2. the parking requirements for this proposal shall be:
  - 1) 1 parking space per classroom.
  - 2) 1 parking space per 800 square feet of additional space used for public assembly.
  - 3) 1 parking space per 10 students of design capacity for the secondary (high school) students.
  - 4) 1 drop off lane able to contain queueing for pick up and drop off.
4. Correct the parking data table per the parking requirements listed in comment #3 and provide parking on site.
5. Temporary parking spaces cannot be used to meet the minimum parking requirements for this school proposal.
6. Provide the off site parking agreement that the parking data table is referencing.
7. Parking cannot block the queueing drive aisle for drop off and pick up.
8. The 90 degree back out parking into the NE 22<sup>nd</sup> Avenue right of way shall be removed.
9. Per section 25-62 of the city of Fort Lauderdale code of ordinance Sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property, or construction of improvements on developed property when any of the following conditions exist:
  - 1) The value of the proposed improvements exceeds twenty-five (25) percent or more of the value of the existing improvements, or
  - 2) The aggregate area of the proposed site improvements is more than twenty-five (25) percent of the area of the development site; or
  - 3) The area of the proposed building or structural addition(s) exceed twenty-five (25) percent of the gross floor area of the existing buildings or structure(s) on the development site; or
  - 4) A proposed change in zoning, use or occupancy results in a higher off-street parking requirement than the existing use, as calculated in accordance with Section 47-20 - "Parking and Loading Requirements" of the Unified Land Development Regulations ("ULDR"). For the purpose of this section the calculation of the off-street parking requirements shall exclude any parking reductions and exemptions granted for the development pursuant the ULDR.
10. Provide a minimum of 5 feet wide sidewalk on **NE 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 right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line.



11. 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.
12. 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.
13. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.
14. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle). The proposed parking garage is considered the dead end area, the total parking in the parking garage leading up to the 6<sup>th</sup> floor is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit with out having to make a 2 point turn around.
15. 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.
16. 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.
17. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
18. 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) 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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
- 2) 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.
- 3) All submitted documents must have the required file name and numbering convention. Files that are not named correctly will be rejected. See [LPR File Naming Convention Standards](#) for more details.
- 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) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
  - a. Section 47-23.9, Inter-district Corridor Requirements;
- 6) Pursuant to Section 47-23.9, Inter-district Corridor Requirements, a twenty-foot yard shall be required for any development on property which abuts North Federal Highway. The following are permitted within the 20-foot yard:
  - a. Landscaping;
  - b. Outdoor Dining;
  - c. Enhanced pedestrian amenities such as (but not limited to) plazas, benches, shade structures, pedestrian access, bus shelters, bicycle racks, and multi-modal pathways.

Alternatively, a variance can be requested from the Board of Adjustment to allow the driveway and fence in the 20-foot yard.

- 7) Provide the following changes to the site plan:
  - a. Provide setback of buildings from property lines.
  - b. Dimensions of building separations.
  - c. Provide 20-foot yard according to Section 47-23.9 Interdistrict Corridor Requirements on the side of the property abutting North Federal Highway.
  - d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - e. 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.





- f. Label overflow parking and clarify how it will be used. Dimensions of parking spaces.
  - g. Setback for marquee sign.
  - h. Locate sight triangle within the property.
- 8) Add the following to the site plan data table:
- a. Setback table (required vs. provided)
  - b. Open space table (required vs. provided)
- 9) Adjust parking and loading calculations as follows:
- a. Provide parking calculation for high school portion of school. The parking requirement for high schools is 1/classroom + ½ additional space used for public assembly +1/10 students of design capacity.
  - b. Correct public assembly place calculation to 1/400 square feet gross floor area per Table 1 in ULDR Sec. 47-20.2, Parking and Loading Requirements.
  - c. Clarify CRPC and church.
  - d. Provide information on 2023 off-site parking approval or off-site parking agreement.
- 10) Add dimensions to floor plans.
- 11) Provide dimensions and photographic example of new entrance gate and fence and columns indicated on renderings.
- 12) Prior to final DRC, provided a recorded, amended offsite parking agreement. The offsite parking agreement can be initiated through an Administrative Review application. The application should include a point by point narrative of ULDR Sec. 47-20.4.B.- Distance from Use Served and Sec. 47-20.18.A.- Off-site Parking Agreement, survey of the parking site, and project site plan.
- 13) Add the following to the building elevations.
- a. Height to the roof of the clock tower.
  - b. Raise mansard roof to screen mechanical equipment.
  - c. Dimension grade at crown of road, at curb, and sidewalk.
  - d. Indicate and label all architectural elements, materials, and colors.
  - e. Building cross sections with dimensions, use per level
- 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 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.
- 17) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.



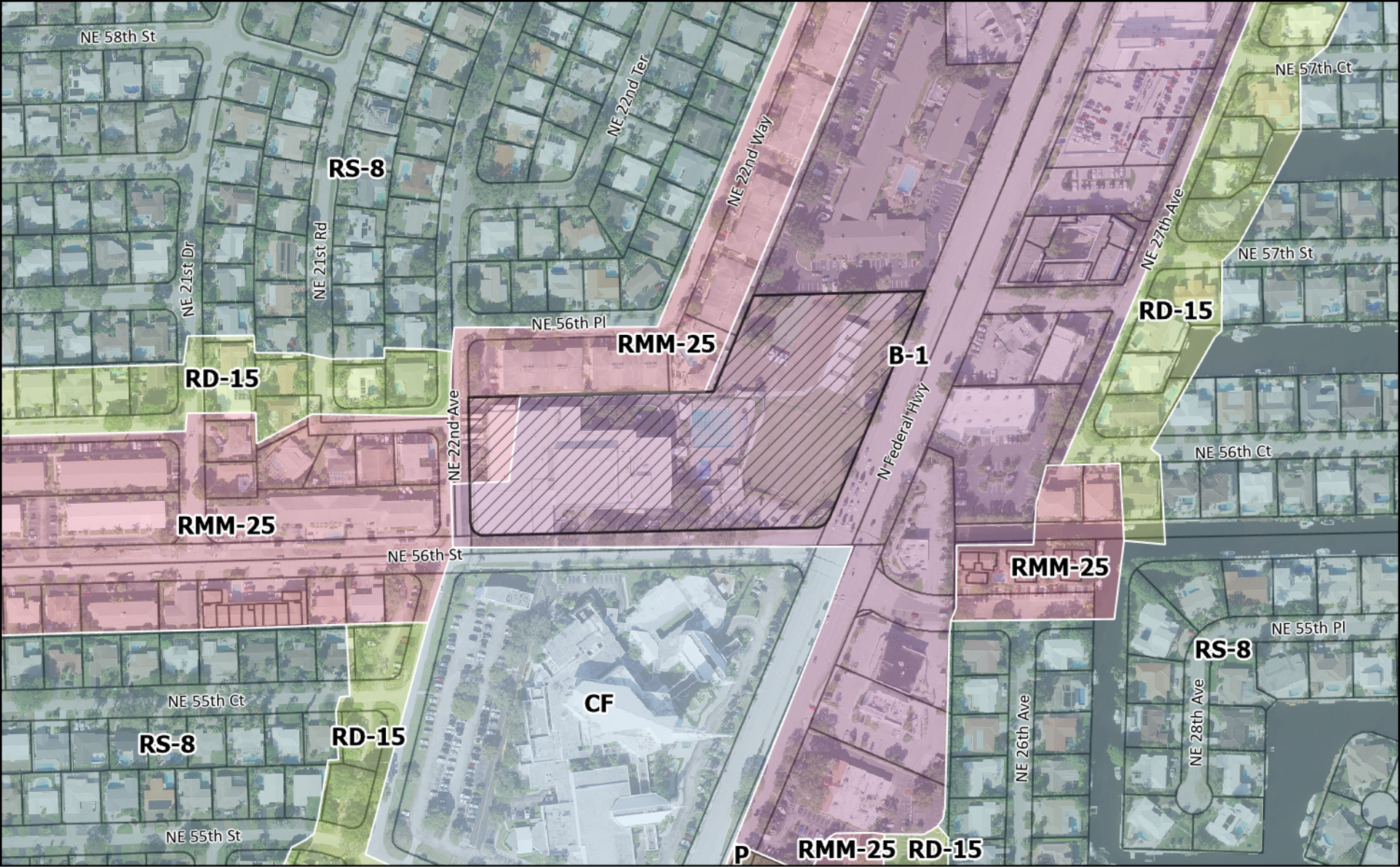
- 18) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
  - a. Location and 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
  
- 19) 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. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

- 20) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
  
- 21) Additional comments may be forthcoming at the DRC meeting.
  
- 22) Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
  
- 23) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.





# UDP-S24041 - 5601 N FEDERAL HWY.

