

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24042



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24042
MEETING DATE:	July 23, 2024
REQUEST:	Site Plan Level IV Review: Public Purpose Use for Stormwater Pump Station, Electrical Building, and Emergency Generator
APPLICANT:	City of Fort Lauderdale
AGENT:	HDR Engineering, Inc. / J. Colleen Howard
PROJECT NAME:	Progresso Neighborhood Stormwater Improvement
PROPERTY ADDRESS:	845 NW 3rd Avenue
ZONING DISTRICT:	Residential Multifamily Mid Rise/ Medium High Density District (RMM-25)
LAND USE:	Northwest Regional Activity Center
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Progresso Village Civic Association
CASE PLANNER:	Yvonne Redding

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:

No comments required.



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CASE COMMENTS:

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

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along south side of NW 9th Street to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along west side of NW 3rd Avenue to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
3. The existing sidewalk shall be removed, and a new one constructed to match the required right-of-way limit on NW 3rd Avenue and NW 9th Street.
4. The sidewalks shall continue through the proposed driveway pavement.

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. 2024 FIRM- AH 6

Per City of Fort Lauderdale Code of Ordinance
Sec 14-11.(4)*Critical facilities.*

“New critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area. Construction of new critical facilities may be permissible within the special flood hazard area if no feasible alternative site is available. If permitted, the facility shall be elevated or protected to or above the base flood elevation plus three (3) feet or the five hundred-year (0.2 percent chance) flood elevation, whichever is higher. Access routes elevated to or above the base flood elevation shall be provided to the maximum extent possible.”

Per FEMA P-480, an additional 0.4 ft must be added to insure regulatory elevation is met.

Minimum elevation for project is 9.4 ft NAVD.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Additional comments may follow pending response.



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Please provide a response to the following.

1. For specimen size trees (18+” DBH), provide ISA Certified Arborist report as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation. Current note regarding Arborist Zachary Lehmann is incomplete to this information.
2. Any proposed trees for relocation (#315 & 316) 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. Please identify on landscape plans where proposed trees for relocation (#315 & 316) will be moved to.
3. Replacement calculations on Sheet LD-01 Tree Disposition are incorrect. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations:
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
4. Tree and Plant species included on the Florida Exotic Pest Plant Council’s Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8. I. DSD Landscape recommends the removal of Category I Invasive existing tree #318. No additional mitigation required for removal of this tree.
5. Proposed aluminum site fence along southern property line appears to directly conflict with existing trees proposed to remain #313 & 314, and possibly conflict with #312. Please advise on layout of fence in regard to potential tree conflict.
6. Sheet LD-02 Landscape Plan is incomplete in regard to Plant Schedule and Site Data and Landscape Tabulations table. Please revise. Provide, in tabular format, all required versus provided landscape calculations.
7. Decorative stone or gravel may be used only up to a maximum of ten percent of the total landscape area where the stone or gravel is to be used for decorative or other approved purpose as an adjunct to planting beds, as per ULDR 47-21.9. K. Please revise where in conflict, especially in areas outside of proposed site boundary fence.
8. Provide street trees along NW 9th Street and NW 3rd Avenue, 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.

9. Fences facing the ROW along NW 9th Street and NW 3rd Avenue 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.
 - d. Please specifically note and illustrate this on plans.
10. 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.
11. 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.
12. 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 and on-site to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
13. 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.
14. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS:

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

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
2. 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. 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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No comments required.



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No comments required.



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CASE COMMENTS:

1. 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.
2. Provide a minimum of 5 feet wide sidewalk on **NW 9th Street & NW 3rd 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.
3. 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.
4. 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 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 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.
2. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate fee is required for both PZB review and City Commission review. Pursuant to Section 47-27.5 of ULDR, prior to the public hearing before the planning and zoning board mail notice shall be given to the owners of lands within three hundred (300) feet of the proposed project at least ten (10) days prior to the date set for public hearing.
3. 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 December 23, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
4. The site is designated Northwest Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. 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](#).

6. Provide a narrative stating how the project meets ULDR Section 47-18.26 satisfying public purpose intent and the specific code requirements not being met or is site specific. Staff recommends the applicant provide required code and proposed code deviations in a table format for comparison. Depending on the code requirement deviations, the site plan and elevation sheets may need to be adjusted to reflect any updates.
7. 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 47-25.2, Adequacy Review
 - b. Section 47-25.3, Neighborhood Compatibility
8. Pursuant to Section 47-25.3.A.3.d.iv, a wall is required adjacent to residential property. The wall shall be a minimum of 5 feet in height. Provide wall detail to ensure rendering of wall (AA-PR-07) accurately matches proposed wall.
9. Provide the following changes on site plan:
 - a. Indicate which structures are below ground and which are above ground, either by providing separate sheets (layers) or providing a cross-section sheet or a 3-D rendering of the site, without the wall and landscaping.
 - b. Indicate all setbacks to proposed structure. Refer to table of dimensional requirements under "other uses" for required setbacks. The setback table on GG-DRC-02 are incorrect.
 - c. Ensure landscaping requirements are being met, specifically on the west side of the property.
 - d. Proposed gravel ground cover appears to exceed allowable percentage.
 - e. Revise site plan to accommodate required right-of-way dedication.
 - f. Ensure 5-foot clear, unobstructed pedestrian sidewalks are provided and indicated on the site plan.
 - g. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - h. 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.
 - i. 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 the plans where users' accessibility is accommodated for all container areas.
10. Provide elevations of the generator, transformer, and pump station similar to those provided for the electrical building (AA-PR-03).
11. Ensure proposed generators are properly screened 6" above top of generator. Discuss screening options with Zoning Manager (Burt Ford). Provide spot elevations on the plans, specifically height of generators and mechanical equipment screening. Mechanical equipment shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.
11. 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.



12. Please email Karen Warfel at kwarfel@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

13. Staff reserves the right to provide additional comments based on applicant's revised plans and responses. An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.

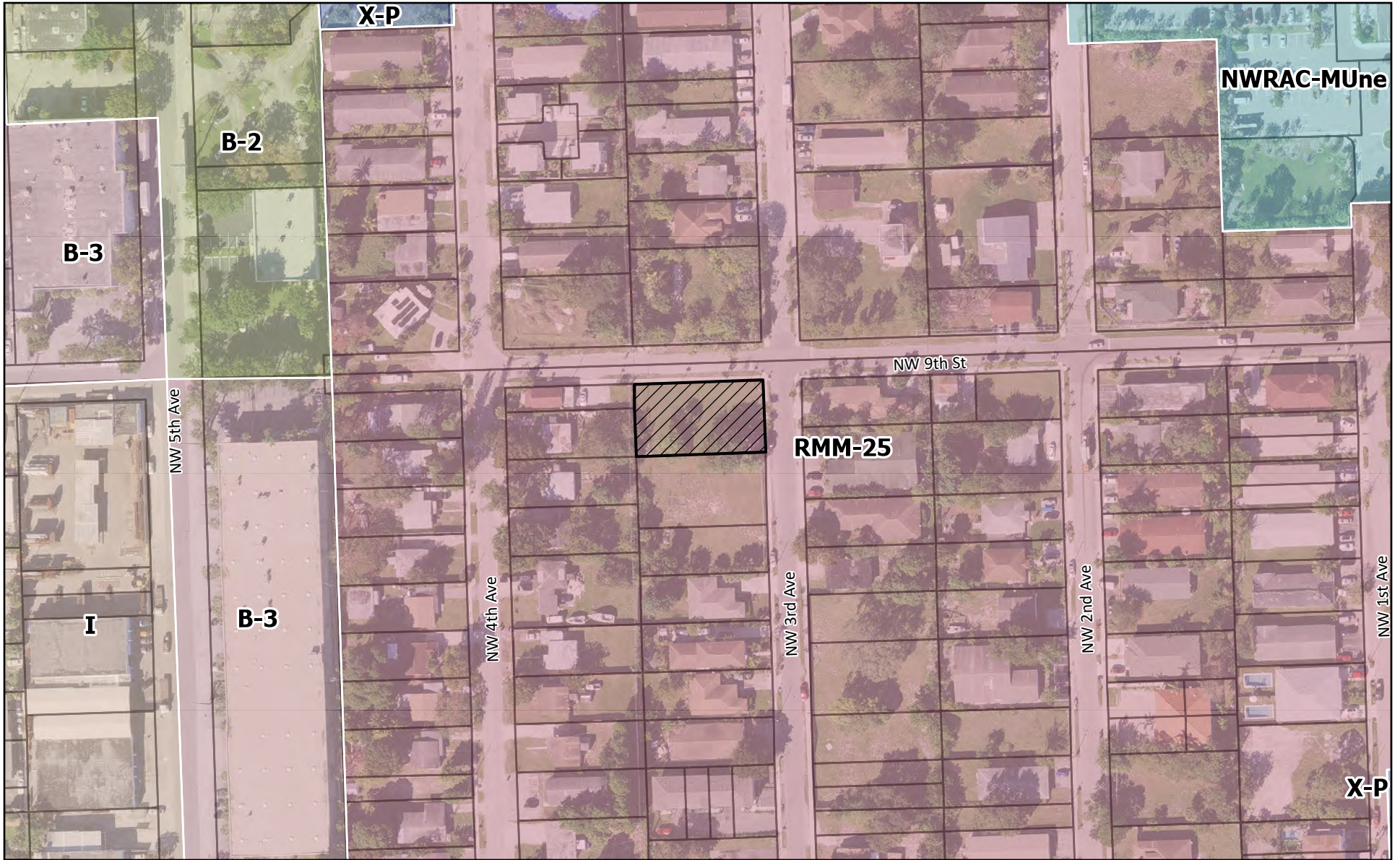
14. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.

GENERAL COMMENTS

The following comments are for informational purposes.

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

1. Provide a written response to all DRC comments within 120 days.
2. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
3. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
4. 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.
5. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-S24042 - 845 NW 3 AVE.

