

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24057



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24057
MEETING DATE:	October 22, 2024
REQUEST:	Site Plan Level IV Review: Public Purpose Use for 45,953 Square-Foot Community Recreation Facility and 12,951 Square-Foot Emergency Clinic with Associated Parking Reduction
APPLICANT:	City of Fort Lauderdale
AGENT:	Andrew Schein, Lochrie and Chakas, P.A.
PROJECT NAME:	YMCA/Broward Health at Holiday Park
PROPERTY ADDRESS:	840 N. Federal Highway
ZONING DISTRICT:	Boulevard Business (B-1) and Parks Recreation and Open Space (P)
LAND USE:	Commercial and Park and Open Space
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Victoria Park Civic Association
CASE PLANNER:	Lorraine Tappen

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. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2023 FBC.
8. Reference the Florida Building Code 8th edition on plan for the proposed development [FBC 2023-101.2]

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 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
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

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

1. The provided 10ft Right-of-Way dedication or permanent Right-of-Way Easement along east side of Federal Highway / State Road No. 5 is necessary to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan.
 - a. Please provide documentation from FDOT to verify if the conveyance will be in the form of a dedication or grant of easement.
 - b. Show / label delineation on engineering and architectural site-plan.
 - c. Please provide documentation from FDOT to clarify if right-of-way dedication or easement will be required.
2. The proposed 5ft Right-of-Way Easement delineation along the south side of Northeast 9th Street must be shown and label on engineering and architectural site-plan as required to complete half of 50ft Right-of-Way section per ULDR Sec. 47-24.5.D.I.
3. Provide 5ft Right-of-Way Easement along the west side of Northeast 7th Avenue, to complete half of 50 Right-of-Way section per ULDR Sec. 47-24.5.D.I.
4. The proposed 5.5ft permanent Sidewalk Easement delineation along the south side of Northeast 9th Street must be shown and label on engineering and architectural site-plan
5. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along Federal Highway. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us
6. Provide 15' wide permanent sewer easement for the proposed sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation and dimension in the plans as appropriate.
7. Provide 15' wide (on center) permanent water easement for the proposed water meter and service lines located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate. If meter is to be above ground, easement may be reduced to 10ft in width and terminate at the end of the second bypass tee.
8. The corresponding Right of Way Vacation (UDP-V24001) shall be approved by City Commission prior to Final DRC Sign-off.
 - a. Should the right-of-way vacation request be approved, the proposed one-way drive will encroach onto adjacent future property boundaries. Please reconsider design of the dumpster and electrical transformers to address encroachment and reduce additional driveway cut on NE 9th street.
 - b. Also, the proposed parking improvements on adjacent property driveway access shall terminate at the right-of-way line and will require consent letter from property owner. Alternatively, terminate roadway improvements at the end of the right-of-way vacation.



9. Survey and or plans must identify on legend all symbols to include the symbol shown with a X inside a square.
10. Please provide copy of the encumbrance identified on the survey under Title Commitment Report number 8 for review.
11. Relocated monument sign and Pedestrian Plaza to include benches and what appears to be planters (not identify on drawings) should not occupy NE 8th Street right-of-way. Public right-of-way is maintained from time to time, as such the public plaza would need to be removable in the event the public need and city abilities justify action.
12. Provide disposition of all existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on the appropriate engineering plan (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 following:
 - a. Water meters on Federal Highway at the northwest of the site. Please show any domestic service line that may conflict with proposed development.
 - b. Water meter and hose bib box also on Federal Highway sidewalk near the southwest corner.
 - c. Drainage System Serving adjacent development.
 - d. Metal Sign and electrical boxes.
13. Obtain a letter of Water and Sewer Service Availability from the City's Public Works – Engineering Department.
14. Clearly level trash enclosure on site plan.
15. Please provide 50lf of 6-inch solid double yellow center lines at driveways.
16. Identify pavement material on engineering pavement plan.
17. 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.
18. Continue concrete sidewalk (or other specialty hardscape sidewalk paving as shown) across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for all proposed SE 2nd Avenue driveway access points (i.e. Parking Garage, Loading Zone, etc.). Coordinate with FDOT.
19. Please label typical parking dimension on pavement marking and signage plan.
20. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards per ULDR Sec. 47-25.2.L.



- a. The drainage plan and calculation are required to account for the existing Holiday Park Maintenance Building drainage system licensed under Broward County Resilient Environmental Department Surface Water Management Licensing Program SWM2009-067-0.
 - b. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 5-year/1-day storm event drainage criteria).
 - c. Proposed curb and gutter design require the replacement of multiple inlets grate to curb inlet grate along NE 9th Street.
21. The provided Maintenance Agreement Exhibit shall extend the maintenance area to include all proposed and or requested City right-of-way easements. The exhibit shall also label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way or proposed right-of-way easements will typically revert to the City, upon successful inspection/acceptance by Public Works after a 1-year warranty period.
22. A minimum of 6ft distance is required between proposed trees (measured from the trunk face) and edge of pavement along Northeast 7th Avenue.
23. Trees proposed within the extension of the visibility triangle must have an 8' clear trunk. This includes trees at the following intersection.
- a. NE 8th Street and Federal Highway
 - b. NE 9th Street and NE 7th Avenue
24. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
25. Landscaping and Architectural design should reconsider proposed monument sign and landscaping design surrounding the sign as it appears to obstruct driver visibility to pedestrian and traffic traveling west on NE 9th Street.



GENERAL COMMENTS

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

1. 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
2. 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.
3. The approval of a development permit shall not be construed to create a right to any development of property that fails to meet the requirements of all land development regulations applicable to the development per UDLR Sec. 47-1.16.

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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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. map.

1. Provide the following flood zone data on the site plan from the (FIRM Flood Insurance Rate Maps), (panel 369J), (flood zone "AE), (base flood elevation of 6' NAVD 88). (The FFE finish floor elevation is required to meet BFE 6' + 2.4= 8.4 ft NAVD 88 and all plans submitted show this.)
2. All plans submitted show that the finish floor elevations are at 8.4 ft NAVD for the (YMCA 2 story building) and the (Broward Health Hospital Base Emergency Dept. 1 story building.)
3. All equipment to include AC and or generator's will also need to be at 8.4 ft NAVD when you apply for your building permits.
4. No additional comments are due at this time on the plans submitted 9/23/2024.

References

FEMA Elevator Installation (see link to FEMA technical Bulletin 4)

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Florida Building Code (8th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/8th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

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

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

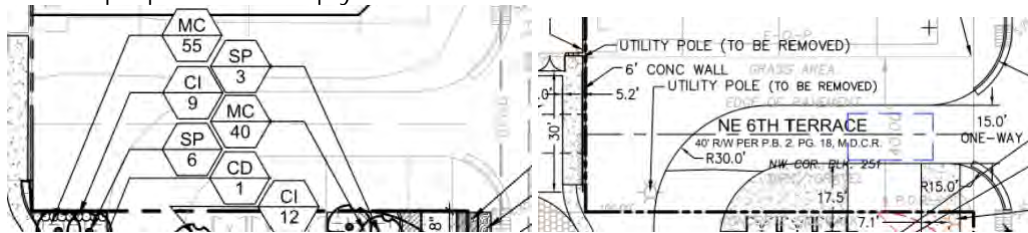


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CASE COMMENTS:

Please provide a response to the following.

1. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on the landscape plan, i.e. along NE 7th Avenue.
2. 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.
3. 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.
4. The one-way drive improvement proposed off of NE 9th Street (existing NE 6th Terrace proposed to be vacated) shall be landscaped to meet code minimum requirements of ULDR Section 47-21. Please revise landscape plans to comply.

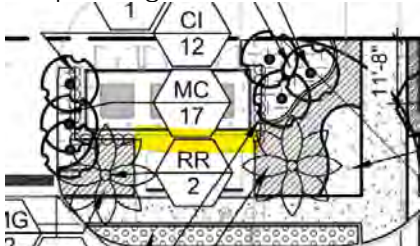


5. Shade trees must be located a minimum of fifteen feet away from structures. ULDR Section 47-21.9. F.1. Please illustrate compliance with requirement on landscape plans, i.e. proposed live oaks along N Federal Highway from building structure & proposed VUA buttonwoods to Parker Playhouse structure.
6. As per Section 47-21.9. G.1. 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.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
7. 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. This requirement is applicable to all site trees, including VUA island trees, and not just street trees as currently proposed. 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.
8. 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.
9. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2. Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
- a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. 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.
10. Relocated trees will 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 ensure 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.
11. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.



12. Please request meeting with Transportation and Mobility Department (Kristin Thompson), Traffic Engineering division (Benjamin Restrepo) and Landscaping division (myself) to discuss cross section of proposed streetscape along N Federal Highway. TAM is currently working with FDOT on design plans for LauderTrail Segment 1, as per the City's Fort Lauderdale Trail Master Plan, which diverges from the streetscape proposal as per this design submittal.
13. 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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CASE COMMENTS:

Please provide a response to the following:

- Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole, lockable from the inside.
- Windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
- All glazing should be impact resistant.
- The building should be pre-wired for an alarm system.
- A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking, playing areas, stands, and all common areas. It should be capable of retrieving an identifiable image of a person.
- Emergency communication devices should be placed in the parking lots and play areas and pools. These should be easily identifiable and accessible.
- Offices, restrooms, and all 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.
- Light-reflecting paint should be used in the parking lot to increase visibility and safety.
- All lighting and landscaping should follow CPTED guidelines.
- The pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangement 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 . 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. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. The city calculates parking requirements based on gross floor area. Revise the parking data table and the parking analysis to allocate the equipment/stairs areas to a gross floor area use in Table 2: Parking Generation (Fort Lauderdale ULDR'S) calculations.
3. The 22 parking spaces for city parks and recreation staff cannot be counted towards the parking requirements of this proposed development.
4. 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.
5. The 25' x 25' sight triangle will need to be drawn from the intersecting point of the southern property line and the new FDOT right of way dedication line.
6. Half of the proposed one-way drive off NE 9th Street would be constructed on adjacent property owners' property if the/when the right of way vacation is approved. Please provide the cross-access agreement and other agreements allowing the construction of this drive on their property.
7. Per Florida state statute 316.1945.1.b.4 vehicles are prohibited from parking within 30 feet of a stop sign. A Parallel on street parking space on NE 9th Street appears to be within 30 feet of the stop sign at the intersection with NE 7th Avenue. Please provide the 30 feet dimension from the stop sign and move the parallel parking space out of this minimum distance requirement.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. Provide a minimum of 10 feet wide clear sidewalk on **N Federal Hwy**. 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.
10. If existing trees on N Federal Hwy are to remain, please request a meeting with Transportation and mobility department, landscape department and myself to discuss other cross sections that can accommodate the 10 feet wide sidewalk, existing trees and new landscaping requirements.



11. 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.
12. 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.
13. 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.
14. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before [March 25, 2025](#), 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.
2. Provide boundaries of City's future land uses and zoning on the site plan. The site is designated Parks, Recreation and Open Space and Commercial on the City's Future Land Use Map. The proposed freestanding emergency room is not permitted in the Parks, Recreation, and Open Space future land use designation. A future land use map amendment application will be required for the portion of the property which contains the freestanding emergency room. Be advised that the application cannot proceed to public approval process until this matter is resolved.
3. 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:
 1. 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: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. 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.
4. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. Separate fees are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
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. Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as a "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR." Be advised, Final DRC cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.

7. As proposed, the overall site design internalizes the active entrances toward the east and creates a nonactive frontage along the public realm both on Federal Highway and NE 8th Street, which is the future LauderTrail connection. There should be a stronger presence fronting Federal Highway by creating significant architectural building features and entrances to the west and south. In addition, there should be more transparency, variation in the roofline, a variety of high quality materials, and sense of place elements like public art or creative building illumination. Further evaluation is needed regarding the location of the pool, breaking-up the 400 foot streetwall length along Federal Highway with potential paseo, or other building breaks that allow visibility into the park. See images below.

Building Design



Transparency





Active Roof



8. Provide the following changes on site plan:
 - a. Consider relocating the swimming pool. As sited with the solid wall and picket fence, the location of the pool along N. Federal Highway does not enhance the public realm and the pedestrian experience.
 - b. Provide 10-foot sidewalk on N. Federal Highway.
 - c. Provide agreements related to locating NE 6th Terrace and landscaped island on privately-owned parcel to the north.
 - d. Describe how will parking for the War Memorial be accommodated on the site?
 - e. Coordinate with TAM and include location of Lauderdale on NE 8th Street.
 - f. Describe how benches in the pedestrian plaza and landscape will be permitted outside the property line.
9. Correct the following in the site plan data table.
 - a. Use parking ratio for health and fitness use – 1 parking space per 200 square feet.
 - b. Revised parking requirement to show calculation based upon gross floor area.
 - c. Indicate if parking spaces will be reserved for doctors, executives, etc.
 - d. Indicate how parking for City Park staff will be identified and/or reserved.
 - e. Incorporate entrance on N. Federal Highway.
10. Provide the following changes to the elevations:
 - a. Orient active uses and transparency to the western façade to enhance the public realm and pedestrian experience.
 - b. Add building entrance on N. Federal Highway.
 - c. Considering the 400-foot length of the building, design features such as a paseo between the freestanding emergency room and the health and wellness facility should be incorporated to create a view of Holiday Park from N. Federal Highway.
 - d. Provide photographic image of material for the picket fence.
 - e. Incorporate variations in the roofline to elevate the design of the building.
 - f. Add articulation to all facades to reduce the massing.
 - g. Replace metal screening around rooftop mechanical with a solid material screening such as a parapet wall designed as an integral part of the building volume that matches the material used for the principal structure.
 - h. Incorporate a variety of high quality of materials on all facades.
 - i. Provide renderings for the western side of the building including a pedestrian level rendering.
 - j. Activate the rooftop to maximize recreation area.



11. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
12. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following items below. If applicant is requesting signage as part of the public purpose then it needs to be identified and requested.
 - 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.
13. Consider placement of public art on the development site. See City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
14. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - b. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and
 - c. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at kwarfel@fortlauderdale.gov.
15. The proposed project is located adjacent to the City's LauderTrail Master Plan. Indicate how the project will assist the City in achieving the plan by providing a separate sheet depicting the plan in relation to the project.
16. 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.
17. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may



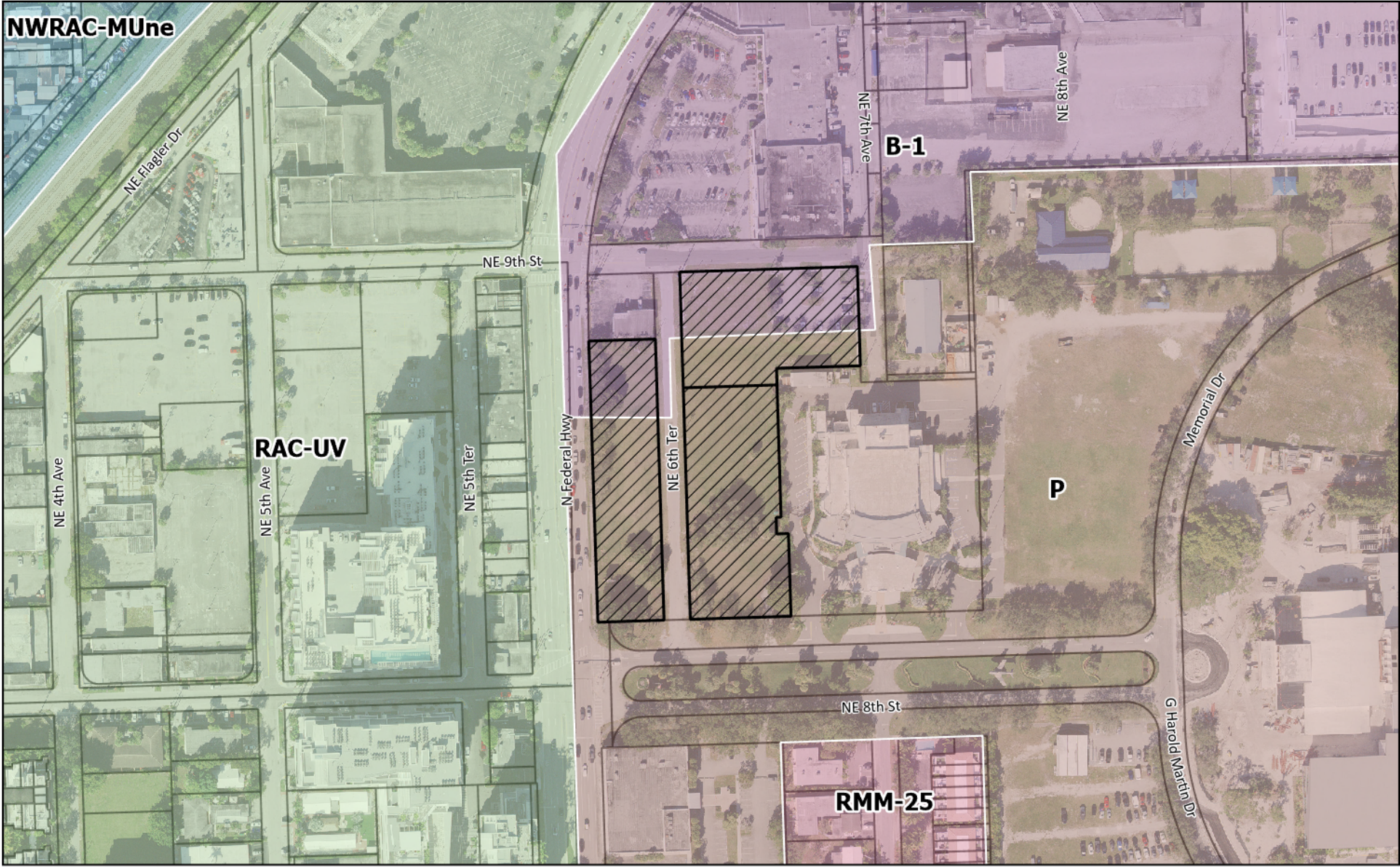
be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.

18. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes.

19. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
20. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.



UDP-S24057 - 840 N FEDERAL HWY

