



December 11, 2024

Progreso Village Neighborhood Stormwater Improvements

City of Fort Lauderdale Development Review Committee (DRC) Application

Project-Comment-Responses **Case Number: UDP-S24042**

The following list includes the comments provided by the DRC and responses to each comment.

Regards,

Guillermo Rivera

HDR

8333 NW 53rd Street, Suite 302

Doral, FL 33166

D 786.264.3880

DRC Second Round of Review Comments- Oct 21, 2024

Floodplain Management 2nd Review Comments

Floodplain Management Case Comments	HDR Response
1. All elevations are required in NAVD, not ft above ground.	Acknowledged. All heights are labeled as Elevations in NAVD.
2. GG-DRC-02: Flood Information- Minimum FFE is 9.4 ft NAVD, not 7 ft.	The structures are designed for min EL 9.5. The Flood Information table has been corrected.
3. Provide elevation for base of generator.	<p>The base of the generator is EL 9.5. This is more clearly depicted on sheet SE-DR-02.</p> <p><i>*Note where the site plan says "Above Ground" that means the structure is above ground, not that the height is measured from the ground. This label was added in response to a comment from Urban Planning to indicate which structures are above ground and which are below ground.</i></p>
4. AA-PR-02: Provide elevations in NAVD.	A note was added to the sheet stating all elevations are in NAVD.

Urban Design & Planning 2nd Review Comments

Urban Design & Planning Case Comments	HDR Response
1. The site plan is so busy and extremely hard to read, could you ask your team to include the setbacks on the illustrative site plan. This measurement should be from the property line to the structures.	<p>The illustrative plan is not as precise as the site plan so the dimensions wouldn't be reflected accurately. However, the illustrative site plan does show the minimum required setback as the white dashed line around the site.</p> <p>On the proposed site plan, GG-DRC-02, the setbacks to the structures were added with a white block behind the dimensions so they are more visible.</p>
2. Please on the next upload, do not upload the plans I have crossed out. Those are not needed and make the file too large to be viewed by the public and the board members. You will need those sheets at building permit process.	The additional sheets have been removed and the Index is updated.
3. Please prepare a Deviation Request that states what you are requesting deviations from the code for.	The Deviation Request has been added to the Public Purpose Request-Deviations-Responses document in this submittal. Point-by-point responses to criteria for ULDR sections 47-25.2, Adequacy Review, and 47-25.3 Neighborhood Compatibility are also provided with this submittal.

Landscape 2nd Review Comments

Landscape Comments	HDR Response
<p>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.</p> <p>RESPONSE: The calculations and tables are updated in the revised plan set. COFL: Not accepted. It appears that gross lot area is being used for calculations, instead of net lot area. This is inflating lot landscape requirements. Please refer to ULDR 47-21.2 Definitions for help in calculating net lot area for use in landscape requirements.</p>	<p>Landscape calculations on sheet LD-02 were updated using net lot area rather than gross.</p>
<p>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.</p> <ul style="list-style-type: none"> 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. <p>RESPONSE: The fence is setback 3' from the new ROW line. The fence is lined with continuous hedges and shrubs. Due to the additional ROW requirement the area was reduced so there are no trees between the fence and the ROW line. There are trees within the fence and along the street. COFL: Not accepted. Intent of this requirement is for small, flowering trees or small palms, which have sufficient planting area in the 3' area required. Proposed sidewalk is also not directly adjacent to property line, allowing for even more root growth area. Please provide, or request deviation from code.</p>	<p>Relief from the flowering trees or small palms within the area between the fence facing the ROW and the property line is requested. The 3' area between the fence and the proposed sidewalk is not sufficient for a flowering tree to be established and will interfere with the pedestrian sidewalk. A continuous hedge of red-tip cocoplum along the fence is provided.</p> <p>The Deviation Request has been added to the Public Purpose Request-Deviations-Responses document in this submittal.</p>
<p>10. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to</p>	<p>10' Buffers are shown on plans with dashed line. Buffer on north side is irregular in shape and has an average width of just under 10' at 9.95'. Rather</p>

<p>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.</p> <p>RESPONSE: <i>The west and south sides of the property have adjacent neighbors; both sides provide 10 ft of landscape from the property line. The west side has a continuous line Red Tip Cocopalm and the south side has a continuous line of Jamaica Caper.</i></p> <p>COFL: Not accepted. South property line does not provide 10 ft of landscape area from the property line, but rather +/- 3 ft. Please refer back to ULDR 47-21.14.A.9 for the landscape requirements for neighborhood compatibility buffer, and illustrate on landscape plans that they are being met, or request deviation from code.</p>	<p>than turf or groundcover, the ground plane will be gravel to fulfill the needs of agency maintaining pumping station. Trees in buffer on north end have been revised to include small canopy / ornamental trees and palms. Most of trees in buffer at south end are large, existing canopy trees to remain. One additional small canopy / ornamental tree was added to the mix of existing large trees, Cocoplum border and small palms. Plantings appear to be outside the sight triangle. The exception is that the landscaping is within the fence boundary.</p> <p>Relief from the 10-foot landscape strip from the property line abutting the residential property is requested. The Deviation Request has been added to the Public Purpose Request-Deviations-Responses document in this submittal.</p>
<p>14. Additional comments may be forthcoming after next review of new plans and written comment responses.</p> <p>RESPONSE: <i>Acknowledged.</i></p> <p>COFL: Additional comments may be forthcoming after next review of new plans and written comment responses.</p>	<p>Acknowledged.</p>
<p><u>NEW CASE COMMENTS:</u> Please provide a response to the following.</p> <p>1. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm the proposed Spanish Stopper and Cocoplum landscaping is installed outside of sight triangles.</p>	<p>A 25-foot sight triangle has been added to plans sheet LD-02. Plantings are outside the sight triangle.</p>