

December 27, 2024

LORRAINE TAPPEN

CITY OF FORT LAUDERDALE – URBAN DESIGN & PLANNING
700 NW 19TH AVENUE
954-828-5018 – LTappen@fortlauderdale.gov

Re: **YMCA/Broward Health at Holiday Park – 840 N Federal Hwy) (DRC Case #UDP-S24057)**
INITIAL SUBMITTAL – October 22, 2024

NOEL ZAMORA (954.828.5536)

BUILDING CASE COMMENTS

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
RESPONSE: Please see sheet DRC-011 and DRC-012 for the building uses and occupancy classifications.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
RESPONSE: Please see sheet DRC-011 and DRC-012 for the allowable height, number of stories, and allowable area compliance.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
RESPONSE: Please see sheet DRC-011 and DRC-012 for the building construction type designations.
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
RESPONSE: Please see sheet DRC-011 and DRC-012 for the fire resistance rating requirements.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
RESPONSE: Please see sheet DRC-013 and DRC-014 for the occupancy loads and life safety egress design.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
RESPONSE: Please see sheet DRC-011 and DRC-012 for the code compliant sprinkler system notes.

7. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2023 FBC.

RESPONSE: Please see sheet DRC-013 showing the life safety plans for both buildings, and the required minimum exit separation distance on the second floor.

8. Reference the Florida Building Code 8th edition on plan for the proposed development [FBC 2023-101.2]

RESPONSE: Please see sheet DRC-011 and DRC-012 for the code references.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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.

ENGINEERING 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.
RESPONSE: FDOT (Anthony Beecher) has confirmed that the 10' ROW will be via easement. We will try to obtain a document with his determination.
 - b. Show / label delineation on engineering and architectural site-plan.
RESPONSE: See updated plans.
 - c. Please provide documentation from FDOT to clarify if right-of-way dedication or easement will be required.
RESPONSE: See FDOT documentation that the 10' ROW will be via easement.
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.
RESPONSE: A 5' right-of-way easement is provided along the south side of NE 9th Street.
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.
RESPONSE: A 5' right-of-way easement is provided along the west side of NE 7th Ave.
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
RESPONSE: See updated engineering and architectural plans for sidewalk easement delineations.
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
RESPONSE: FDOT pre-application memo will be provided once provided by FDOT.

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.

RESPONSE: See sewer easement(s) being proposed on sheet C3.

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.

RESPONSE: Water service to the ER has been separated into two 2" lines. Therefore, a water easement is no longer required.

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.

RESPONSE: See updated site plan with no encroachments over the centerline of the NE 9th Street Half ROW.

- 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.

RESPONSE: N/A. Plans have been modified.

9. Survey and or plans must identify on legend all symbols to include the symbol shown with a X inside a square.

RESPONSE: Information has been requested from reviewer on further detail on where this is shown on the survey to respond.

10. Please provide copy of the encumbrance identified on the survey under Title Commitment Report number 8 for review.

RESPONSE: The YMCA is diligently working with the Florida Department of Environmental Protection to clear the restrictions arising from grants of nearly twenty years ago and the property under lease to the YMCA was not impacted by any of the grant funding.

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.

RESPONSE: The pedestrian plaza was an element that the LauderTrail Team was excited about as it created a sense of place for the pedestrian entering Holiday Park. The elements within this extended ROW include only hardscape, landscape and removable street furniture.

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.
RESPONSE: See updated engineering plans showing existing utilities.
 - b. Water meter and hose bib box also on Federal Highway sidewalk near the southwest corner.
RESPONSE: See updated engineering plans showing existing utilities.
 - c. Drainage System serving adjacent development.
RESPONSE: See updated engineering plans showing existing utilities.
 - d. Metal Sign and electrical boxes.
RESPONSE: See updated engineering plans showing existing utilities.
13. Obtain a letter of Water and Sewer Service Availability from the City's Public Works – Engineering Department.
RESPONSE: A letter of Water and Sewer Service Availability was requested on 08/23/2024 and will be provided when obtained.
14. Clearly level trash enclosure on site plan.
RESPONSE: Label was added to indicate the trash enclosure on the site plan (sheet C0.1).
15. Please provide 50lf of 6-inch solid double yellow center lines at driveways.
RESPONSE: See updated pavement markings on sheet C1.
16. Identify pavement material on engineering pavement plan.
RESPONSE: See updated Paving, Grading & Drainage Sheet C2 showing note with pavement material to be F.D.O.T. Type SP-9.5 asphalt.
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.
RESPONSE: The Applicant will comply.

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.

RESPONSE: The continued concrete sidewalks have been added to the plan set.

19. Please label typical parking dimension on pavement marking and signage plan.

RESPONSE: See updated sheet C1 showing typical parking space dimensions.

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.

RESPONSE: A new Surface Water Management License will be permitted to include the existing Holiday Park Maintenance Building parking lot and adjacent retention areas. The Maintenance Building itself is a stand-alone structure with its own surface water management system, and is located outside of the property being developed on the other side of NW 7th Ave.

- 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).

RESPONSE: See attached offsite drainage calculations showing how the proposed surface water management systems will mitigate any impacts within adjacent City of Fort Lauderdale R.O.W. along NE 8th Street and NE 9th Street. Drainage along Federal Highway will be coordinated with F.D.O.T. during the permitting process. There is no proposed development within the NE 7th Avenue R.O.W.

- c. Proposed curb and gutter design require the replacement of multiple inlets grate to curb inlet grate along NE 9th Street.

RESPONSE: The existing inlets along NE 9th Street are located outside of the proposed curb and gutter. Therefore, they do not need to be turned into curb inlets.

21. The provided Maintenance Agreement Exhibit shall extend the maintenance area to include all proposed and or requested City right-of-way easement. 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 1-year warranty period.

RESPONSE: See updated Maintenance Agreement Exhibit on sheet X3.

22. A minimum of 6ft distance is required between proposed trees (measured from the trunk face) and edge of pavement along Northeast 7th Avenue.

RESPONSE: See landscape plans.

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

RESPONSE: Will comply.

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.

RESPONSE: Plans will comply.

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.

RESPONSE: A 10' pedestrian visibility triangle has been added to shown that the proposed monument sign is located outside of the area of potential obstruction as indicated by the reviewer.

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

RESPONSE: Acknowledged.

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.
RESPONSE: Acknowledged.

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.
RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged. Comments will be addressed and provided back until sign off is provided by the reviewer.

PATRICIA ROBERTS (954.828.5396) proberts@fortlauderdale.gov

FLOODPLAIN CASE COMMENTS –

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment.

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.)
RESPONSE: The data is indicated on sheet C2.
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.)
RESPONSE: Correct, the FFE of both buildings is 8.4’ NAVD.
3. All equipment to include AC and or generators will also need to be at 8.4 ft NAVD when you apply for your building permits.
RESPONSE: Will comply.
4. No additional comments are due at this time on the plans submitted 9/23/2024.
RESPONSE: Understood.

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

MARK KOENIG (954.828.7106) –

LANDSCAPE 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.

RESPONSE: Added dimensions to the planting for the trees along the street frontages showing compliance with code requirement.

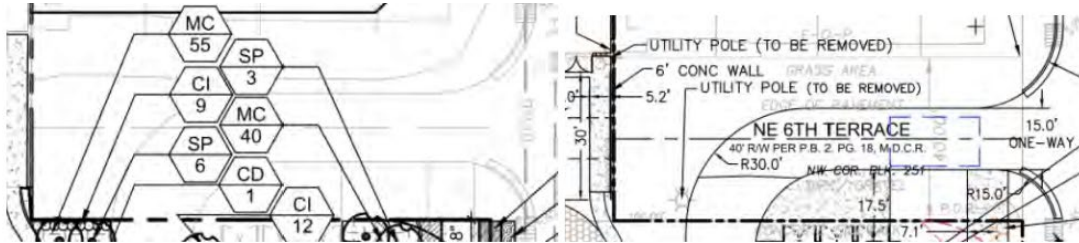
2. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.

RESPONSE: Added dimensions to the planting plan for the trees that are located adjacent to the utilities. If we cannot meet the min. requirements we have added root barriers.

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.

RESPONSE: There are no proposed conflicts at this time.

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.



RESPONSE: Site Plan layout has been modified and this street has been removed and the ROW has been abandoned.

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.

RESPONSE: Added dimensions to the planting plan showing compliance to this code requirement. Refer to the updated plans.

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.

RESPONSE: Acknowledged, planting islands are a min. of 8' inside of curb. Refer to the updated planting plan.

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.

RESPONSE: Acknowledged, Landscape and Civil plans now indicate the limits of the structural soil for the street trees adjacent to walks.

- b. Provide Structural Soil Detail and composition.

RESPONSE: Detail is within the landscape notes and detail sheet. Refer to sheet L-210.

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.

RESPONSE: Acknowledged, however, we are using CU Structural soil for this project.

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.

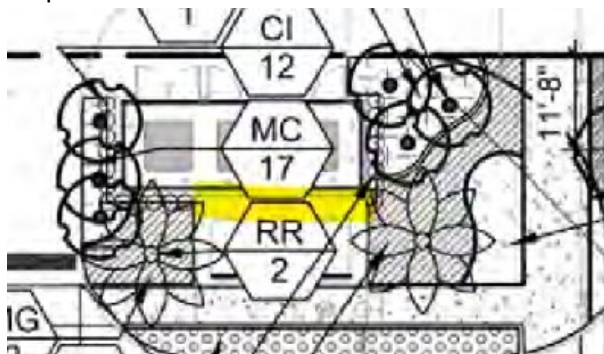
- a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.

RESPONSE: Sight Visibility Triangle will not apply to this project as the intersection of NE 8th Street and Federal Highway is a lighted intersection.

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.

RESPONSE: Acknowledged, see submitted arborist report.

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.



RESPONSE: Site Plan has been updated with a new layout for this area. Landscape has been modified to comply with the code requirements.

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.

RESPONSE: The Applicant had a meeting with the LauderTrail Team on July 25, 2024 and plans were reviewed with the team.

13. Additional comments may be forthcoming after next review of new plans and written comment responses.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

SOLID WASTE CASE COMMENTS

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
RESPONSE: Acknowledged and will comply.
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.
RESPONSE: Acknowledged.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
RESPONSE: Acknowledged.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
RESPONSE: Acknowledged.
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.
RESPONSE: Acknowledged.
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).
RESPONSE: Acknowledged and will comply.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will service within property.
RESPONSE: See circulation exhibits.
8. Containers: must comply with 47-19.4
RESPONSE: Acknowledged.
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.
RESPONSE: Acknowledged.

10. 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.

RESPONSE: Solid Waste Management Letter will be provided.

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

RESPONSE: Solid Waste Management Letter will be provided when obtained.

BENJAMIN RESTREPO (954.828.4696) brestrepo@fortlauderdale.gov

TRAFFIC ENGINEERING CASE COMMENTS

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.

RESPONSE: The deposit was provided to the City.

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.

RESPONSE: Per ULDR Sect 47-20.2.B (Parking and Loading Zone requirements), 'Gross floor area shall not include 'covered or enclosed parking areas; exterior unenclosed private balconies; floor space used for mechanical equipment for the building; and, elevator shafts and stairwells at each floor'.

3. The 22 parking spaces for city parks and recreation staff cannot be counted towards the parking requirements of this proposed development.

RESPONSE: It was determined by the City Manager that the spaces were only required during working hours and could be 'shared' both before and after those times. The spaces will be noted as such with appropriate signage.

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.

RESPONSE: Sight triangles have been added as appropriate.

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.

RESPONSE: Sight triangle has been added. See updated plans.

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.

RESPONSE: Pursuant to meeting with the City, the Applicant will proceed with a complete roadway vacation of NE 6th Terrace.

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.

RESPONSE: Plans have been adjusted to remove the (1) on-street parking space on 9th Street.

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.

RESPONSE: See sheets X5.1, X5.2, X5.3, and X5.4 for vehicle circulation.

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.

RESPONSE: Plans comply. See 10' wide clear sidewalk and >5' landscape between the sidewalk and ROW indicated on the site plan.

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.

RESPONSE: See comment above related to street trees.

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.

RESPONSE: Plans comply.

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.

RESPONSE: Plans comply.

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.

RESPONSE: 10 bicycle parking spaces are being proposed within the pedestrian plaza indicated on the site plan.

14. Additional comments may be provided upon further review.

RESPONSE: Understood.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

URBAN DESIGN & PLANNING 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.

RESPONSE: Acknowledged.

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.

RESPONSE: The Applicant was able to adjust the plans to comply with land use requirements. The building has been redesigned to be located completely within the Commerce (County) and Commercial (City) land use category.

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:
 - 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: <http://www.fortlauderdale.gov/neighbors/civic-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.

RESPONSE: Acknowledged and will comply.

- 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.

RESPONSE: Acknowledged and will comply.

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.

RESPONSE: Understood.

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

RESPONSE: A Plat Determination Letter will be provided when obtained.

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.

RESPONSE: N/A. All parcels are owned by the City of Fort Lauderdale.

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



RESPONSE: The site design was derived specifically to activate the street frontage where activity will be seen and heard from a multitude of locations ranging from the outdoor space along Federal Highway that will have activities at the Pool and pool deck, a playground, as well as a large 2nd level outdoor patio that will be used for a wide ranging events such as community meetings, outdoor yoga classes, etc. The west facade is almost entirely glass to allow activity taking place inside the facility to be seen whether that be on the basketball court or wellness floor this will make the street feel active. It should also be noted that our site plan took very specific efforts to keep the entrance to the park feeling open and addressed concerns from our neighbor to the east, Parker Playhouse who it should be noted was very excited with this plan as submitted. Adding a paseo to the middle of the project would not provide visibility to the park as desired, but instead would provide a view of the side of the Parker Playhouse, which blocks the view of the park.

As for the comment about transparency and varying roof lines, high quality materials, these are all created by this design. More than 50% of the west façade is glazing, allowing much visibility into the

ongoing fitness activities inside the building. The glazing is a combination of transparent insulated glazing units, as well as fritted insulated glazing units to break up the amount of glazing, as well as provide some shading from the south and west sun. In addition to the glazing, the façade also include precast panels and aluminum composite panels, breaking up the façade using high-quality, long lasting material. The roofline along Federal Highway divides the building into three main parts: the glazed wellness floor area to the south side of the site, the aluminum and “wood-look” aluminum panels for the exterior wellness area, and the higher volume of the gym.

Keeping the entrance on the east side of the building makes the most sense for this site, as it allows us to keep the parking area away from the street to activate as much of this frontage as possible. We are also providing a minimum of a 10’ wide sidewalk along Federal Highway and N.E, 8th Strret for the LauderTrail connection to further activate this façade, which is wider than the LauderTrail requirements in order to encourage use of this section of the LauderTrail as it makes its way into Holiday Park. To further this cause, we have dedicated the southeast corner of our building site as a large pedestrian plaza that can be used as a meeting point for biking, running, or other group activities held around the park, and our main entrance is located off this plaza.

We have also redesigned the fence to allow more visibility to the building and the active pool deck and lowered the height of the fence by 1’ as well. The wall is not 400’ long along Federal Highway as noted in the comment but is just over 300’ long. We have redesigned the fence to allow more visibility into the property, and also to provide movement as you are travelling along Federal Highway as a pedestrian, a bike rider, or when in a vehicle.

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.

RESPONSE: The pool location was chosen to enhance the site design for the project, allowing for an active use of the building to be right along the street. The location along the southwest corner of the site allows for the building to step back from the street providing a view from Federal Highway to our neighbor, the Parker Playhouse’s entrance, which is not currently visible from Federal Highway. The pool location also allows it receive sun all day, enhancing the use for the patrons to keep this space activated all day. Please also refer to our response above about the fence design and enhancing the pedestrian experience along this façade.

- b. Provide 10-foot sidewalk on N. Federal Highway.

RESPONSE: See Site Plan for 10’ sidewalk on N Federal Highway being provided.

- c. Provide agreements related to locating NE 6th Terrace and landscaped island on privately-owned parcel to the north.

RESPONSE: N/A. Plans have been modified and no encroachments are being proposed.

- d. Describe how will parking for the War Memorial be accommodated on the site?

RESPONSE: Parking is not anticipated for War Memorial on this site at this time.

- e. Coordinate with TAM and include location of Laudertrail on NE 8th Street.
RESPONSE: The Applicant is working with the LauderTrail Team with our first meeting being held on July 25, 2024. See documentation provided by the Project Manager.
 - f. Describe how benches in the pedestrian plaza and landscape will be permitted outside the property line.
RESPONSE: The site furniture is removable and if it is the City's determination to NOT have site furnishing located within this LauderTrail element then it can be removed.
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.
RESPONSE: The proposed parking ratios match what was determined by the other YMCA projects located within the City.
 - b. Revised parking requirement to show calculation based upon gross floor area.
RESPONSE: Per ULDR Sect 47-20.2.B (Parking and Loading Zone requirements), 'Gross floor area shall not include 'covered or enclosed parking areas; exterior unenclosed private balconies; floor space used for mechanical equipment for the building; and, elevator shafts and stairwells at each floor'.
 - c. Indicate if parking spaces will be reserved for doctors, executives, etc.
RESPONSE: At this time, there are no anticipated reserved spaces for Broward Health.
 - d. Indicate how parking for City Park staff will be identified and/or reserved.
RESPONSE: It was determined by the City Manager that the spaces were only required during working hours and could be 'shared' both before and after those times. The spaces will be noted as such with appropriate signage.
 - e. Incorporate entrance on N. Federal Highway.
RESPONSE: There are no existing curb cuts on Federal Highway, nor would FDOT allow for any curb cuts in this location between the main entrance from Holiday Park and NE 9th Street/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.
RESPONSE: All active uses are proposed on the western façade of the building with material to allow light and visibility of the activation.
 - b. Add building entrance on N. Federal Highway.
RESPONSE: Due to safety concerns and protocol, this is not an option.

- 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.
RESPONSE: The site has two separate buildings with streetwall lengths of 276' (YMCA) and 125' (BH). Due to safety concerns, adding a paseo is not a viable option. The building also sits back from NE 8th Street (outbound) travel lane thus providing a vista to the front of the Parker and Holiday Park generally.
 - d. Provide photographic image of material for the picket fence.
RESPONSE: Images and more details of the picket fence material have been added to the plan set. See DRC-700 for more information.
 - e. Incorporate *variations in the roofline* to elevate the design of the building.
RESPONSE: See updated architectural elevations.
 - f. Add articulation to all facades to reduce the massing.
RESPONSE: See updated architectural elevations.
 - 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.
RESPONSE: Metal screening around rooftop mechanical has been replaced with a solid material screening as requested.
 - h. Incorporate a variety of *high quality of materials* on all facades.
RESPONSE: See updated elevations with additional keynotes and reference images for the exterior façade materials.
 - i. Provide *renderings for the western side* of the building including a pedestrian level rendering.
RESPONSE: See rendering added to the plan set.
 - j. *Activate the rooftop* to maximize recreation area.
RESPONSE: The Applicant has considered this design recommendation from the City, but does not work for the YMCA policy. In place, we have decided to prioritize enhancing the second-level outdoor space, which offers great potential for a functional and enjoyable environment. While the rooftop activation is not moving forward, we are committed to making the second-level space a key recreational feature.
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;
RESPONSE: Spot elevations of the parapet wall and roof as well as mechanical equipment has been provided. See revised roof plan sheet # DRC- 401.

- b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
RESPONSE: See updated elevations.

- c. Provide screening product material including images or pictures of actual application of such.
RESPONSE: Screening material is same as building material. See updated elevations.

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.

RESPONSE: Signage has been incorporated into the building elevations; however signage will be approved under a separate application.

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.

RESPONSE: This will be taken into consideration.

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;

RESPONSE: Pedestrian access is indicated throughout the site to allow for safe passageway from the parking lot, public ROWs, and the buildings.

- 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

RESPONSE: See site plan for (10) bicycles located within the pedestrian plaza.

- 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 kwارفel@fortlauderdale.gov.

RESPONSE: The Applicant presented the plans to the LauderTrail Team and they have approved the design as they said it exceeded their expectations (Nov 2024).

- 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.

RESPONSE: See response above. Plans have been provided to their team.

- 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.

RESPONSE: The Applicant will consider employing green building practices such as cool pavement for pool deck, native landscape, cool roofing, and high-performance building envelope.

- 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.

RESPONSE: A conceptual CSP plan will be provided at final DRC approval.

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

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Understood and will comply if needed.

Respectfully,

Flynn Engineering, P.A.