

# DEVELOPMENT REVIEW COMMITTEE (DRC)

## COMMENT REPORT

**MEETING DATE:** July 13, 2021

**PROPERTY OWNER:** City of Fort Lauderdale

**APPLICANT/AGENT:** Florentina Hutt, Keith

**PROJECT NAME:** Fort Lauderdale Police Headquarters

**CASE NUMBER:** UDP-S21029

**REQUEST:** Site Plan Level IV Review: Public Purpose Use Request:  
191,000 Square Foot Police Facility with Setback  
Modification and Parking Reduction Request

**LOCATION:** 1300 W. Broward Boulevard

**ZONING:** Community Facility (CF), Boulevard Business (B-1) and  
Residential Multifamily Mid Rise/ Medium High Density  
(RMM-25)

**LAND USE:** Community Facilities, Commercial and Medium-High  
Residential

**CASE PLANNER:** Lorraine Tappen

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
2. Specify height and area compliance per Chapter 5 of the FBC 2020.
3. Provide building construction type designation per Chapter 6 of the FBC 2020.
4. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
5. Provide occupancy loads with compliant life safety egress design plan per Chapter 10 of the FBC.
6. Show provisions for either open or closed interior parking garage per FBC 406.5 or 406.6
7. Specify required number of exits based on travel distance, occupancy load and use FBC 1006
8. Provide accessible parking space in accordance with Section 208 of the FBC Accessibility volume.
9. Provide accessible routes connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
10. Verify with structural engineer that the proposed cantilevered areas of the proposed police headquarter building is viable and that the proposed elevations will not change.

**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. Florida Building Code 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://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31<sup>st</sup>, 2021 the 7<sup>th</sup> 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;
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**

**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide 10' x 15' (min.) permanent Utility Easement for any 4 inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
- b. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of State Road 842 / W. Broward Boulevard & SW 12th Avenue intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- c. Provide copy of Pre-application meeting memorandum with FDOT.

**CASE COMMENTS:**

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Discuss status of existing encumbrances such as easements (including whether public or private). Vacation of any platted Utility Easement would require a separate DRC submittal, DRC staff support, and City Commission approval.
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (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 above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Proposed structures shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction.

5. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
6. 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](#). Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
7. Existing and proposed driveway approaches to State Road 842 / W Broward Boulevard: Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
8. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
9. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
10. Per the City's Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. However, if one or more of the exceptions stated in the above section are found to exist, then the property owner can request a sidewalk waiver by providing justification in a letter to the City.
11. 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 driveway access points.
12. Continue concrete sidewalk across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for proposed State Road 842 / W. Broward Boulevard driveway access point (coordinate with FDOT).
13. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site.
14. For surface or ground-level parking lot layout:

- a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
- b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
- c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.

15. For all levels in the parking garage:

- a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
- b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
- c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
- d. Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
- e. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
- f. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
- g. A min. 12 feet wide lane must be provided on both sides of the proposed column for the parking garage ramp per ULDR Section 47-20.5.C.3.b.i. Depict on plans whether a raised separator or striping will be utilized to separate the lanes.

16. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.

17. Conceptual Paving, Grading, and Drainage:

- a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
- b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. 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 10-year/1-day storm event drainage criteria). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).

18. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
19. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
20. Exfiltration Trenches:
  - a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
  - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
  - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
21. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
22. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
23. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
24. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.

22. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
23. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
24. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

**CASE COMMENTS:**

Please provide a response to the following:

1. The city has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydro-zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydro-zones on planting plan and include calculations in table.
2. Street trees along Broward BLVD:
  - a. Please verify the underground utilities that appear to conflict with proposed street trees.
  - b. Please verify with the owner of the utilities, if the proposed street trees may be installed above and or adjacent to these underground utilities, please inform city staff of the outcome.
  - c. Please propose the shade tree street trees on maximum 40 feet centers and provide matching Royal palms (minimum 15 feet canopy clearance) situated between each of the shade tree street trees.
  - d. Please investigate relocation of the underground utilities that appear to conflict with proposed streetscape and or redesign of this area to accommodate shade tree street trees and the Royal palms.
3. 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. Provide a cross section detail to illustrate this clearance.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans along with an installation detail..
5. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please investigate the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.
6. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12. Smaller maturing trees may be closer. Please demonstrate horizontal clearances on plan.



7. In regards to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows: "The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations." The 5' min, 7' preferred hor. requirement should be measured from the outer edge of the storm pipe or exfiltration trench to the radius of the tree root system—not from the center of a tree to the center of a pipe or other. Please demonstrate horizontal clearance on plans.
8. Minimum tree island width is 8 feet Section 47-21.12.A.4.a.ii. that minimum 8 feet width is the landscape area and does not include the curbing. Section 47-21.9.G.2. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. The minimum planting area shall be for: 1. Shade species with a minimum caliper of three (3) inches, two hundred twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. The landscape width may be reduced to the minimum 8 feet width with the use of structural soil and or the use of designed root cells for under paved areas of the VUA.
9. There appears to be areas that additional small maturing flowering trees may be proposed to meet the VUA requirement.
10. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings, mitigation of those to be removed and how the mitigation is to be proposed within the installation.
11. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
12. Please investigate relocation of existing trees and palms on site. Tree preservation requirements apply and are to be followed as was the discussion to relocate existing tree materials that are good candidates. Being of city property the city Forester may be asked to assist in the evaluation of trees and palms that may be good candidates for relocation, please provide information from site's Arborist as to possible relocation of existing tree materials.
13. Existing or proposed fence that is facing the street and has a set back from the property line, is required to have a continuous planting (such as a hedge) and one tree per 20 feet or partial there of street side of the fence. Section 47.19.5.
14. Continuous buffer hedges are required between the VUA and adjacent properties including the right of way. Please provide shrub ground covers as required per code.
15. No more than 50% of the landscape area may be in turf grass, please provide calculations.
16. Please have ISA Arborist provide prescriptive actions to preserve the existing trees to remain and those that may require root and or canopy pruning for the site development.

17. There may not be any change of grade within the existing trees, please demonstrate how these trees will remain as part of this development and not be put into a state of violation of tree abuse.
18. Tree number 20 appears to be having pavement and change of grade approximately 3 feet from its trunk, being as such this may put this tree into a violation of tree abuse. Please provide information as to the impact this tree will sustain and the measures to avoid a tree abuse situation.
19. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
  - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
  - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all the above on plan.
  - e. If applicable, please provide code landscape for signage.
20. 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.
21. Additional comments may be forthcoming prior to DRC sign off.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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 not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). 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 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.

Case Number: UDP-S21029

**CASE COMMENTS:**

Please provide a response to the following:

No comments: Crime Prevention Detectives worked on this project in the planning stages.

**GENERAL COMMENTS**

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City of Fort Lauderdale.
2. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
3. 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).
4. Containers: must comply with 47-19.4
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. Solid waste collection shall be from a private loading dock.
7. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
8. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o 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 [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov) . Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o 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:

1. None

**CASE COMMENTS:**

1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
3. A parking reduction may be needed for this development.
4. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
5. Illustrate the upstream and downstream driveway and intersection sight triangle requirements depicted in:  
Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.  
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf>? Any parallel parking spaces within these sight triangles must be removed.
6. 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.
7. Site Plan Sheet SP-104 ADA parking space is not accessible beyond the parking space.
8. Provide FDOT access management pre-application letter.
9. Consider additional on street parking along Middle St between SW 13<sup>th</sup> Avenue and SW 12<sup>th</sup> requested by local HOA.
10. 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.

**CASE COMMENTS:**

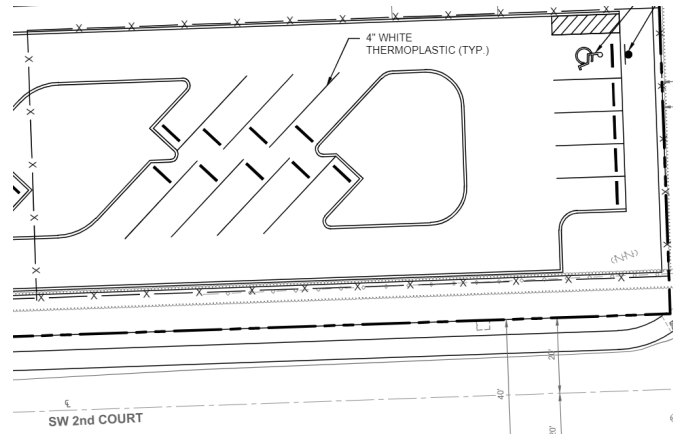
Please provide a response to the following:

1. The site is designated Community Facilities and Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
2. All parcels included in the site development plan must have City of Fort Lauderdale ownership before the application can be scheduled for a Planning and Zoning Board meeting or City Commission meeting.
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 development is located on a site within the Sailboat Bend Historic District and is subject to criteria under Section 47-17 and Section 47-24.11 of the ULDR. A Certificate of Appropriateness application to the Historic Preservation Board (HPB) is required for the proposed demolition and new construction project. The applicant shall submit a complete application and all required materials to be placed on a HPB agenda prior to the scheduling of further board/commission meetings. Contact Trisha Logan, Historic Preservation Planner, at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) or 954-828-7101 to review the requirements of the HPB application and submittal deadlines.
5. For the area to be rezoned, provide a sketch and legal description of the property.
6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). 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](#)

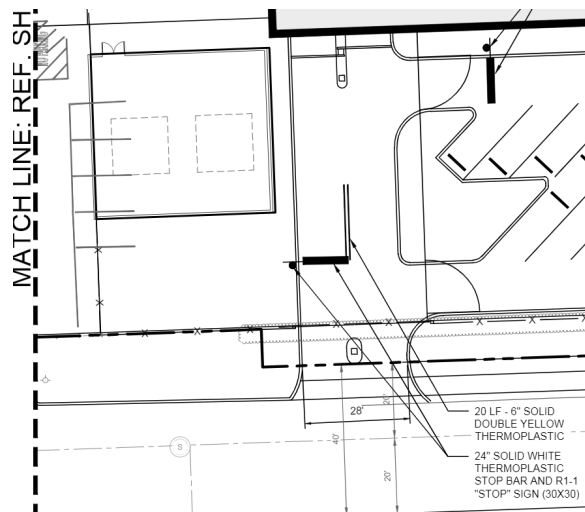
7. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.
8. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees per ULDR Section 47-20.14.
9. Parking garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide garage screening details and cross-sections. In addition, please ensure that the impact from direct lights of parked cars is screened with solid wall elements, in addition to ensuring the lighting plan, fixtures, and screening elements are appropriate to limit impacts on surrounding properties.
10. Provide a point by point narrative on the following:
  - a. Criteria for rezoning per ULDR Sec. 47-9.20.C.
  - b. Add request for reduced front setback in narrative for ULDR Sec. 47-18.26 regarding Public Purpose Use
  - c. Conditional Use Criteria per ULDR 47-24.3 to allow an indoor firearms range in the Community Facility (CF) and Boulevard Business (B-1) zoning categories.
  - d. ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria.
  - e. ULDR Section 47-17.7 Sailboat Bend Historic District material and design guidelines.
  - f. ULDR Sec. 47-24.11.D.3.c.i General Criteria for Review of Certificate of Appropriateness and 47-24.11.D.3.c.iii Criteria for Review of New Construction.
11. Provide the following changes on site plan:
  - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
  - b. Coordinate streetscape and street trees with the Landscape reviewer's comments regarding potential conflicts with utilities along Broward Boulevard.
  - c. All required sight triangles on site plans.
  - d. Required stacking spaces where applicable.
  - e. Show accessible path from accessible parking into facilities.
  - f. Location of flagpoles and dimension of setback.
  - g. Dimension of setback for marquee sign. Per ULDR Sec. 47-39.A.15.G.6 freestanding signs shall be located no closer than five (5) feet from any dedicated right-of-way.
  - h. Straighten sidewalk along east side of the parking garage.
  - i. Existing FPL box on Middle Street west of SW 13<sup>th</sup> Avenue.
  - j. Show all proposed fences and walls on site plan drawings.



- k. Clarify if fence will divide confiscation parking area on pages PG-A2-01, CM-104 and LP-104 and if there is an opening. See clipped image below.



- l. Clarify location and extent of 8-foot masonry wall as noted on page PG-A2-2-01 and show on PG-A2-2-02, and PG-A2-2-03.
- m. Label new FPL vault on pages CM-104, CP-104, CU-104, LC-100, LC-101, and LP-104.
- n. Remove parking stall lines on CM-104, CP-104, CU-104, LP-104, LC-100, LH-104 if they are to be removed.



To increase compatibility with the neighborhood, consider the following additions to the site plan:

- o. On-street parking on Middle Street between SW 13<sup>th</sup> Avenue and SW 14<sup>th</sup> Avenue.
- p. Crosswalk and northbound and southbound stop signs at the intersection of SW 14<sup>th</sup> Avenue and Middle Street.
- q. "Do Not Block Intersection" pavement markings to facilitate egress/ingress to Argyle Drive.

12. Provide the following changes to the elevations:
  - a. Title on page PG-A4-1-01 to Parking Garage Elevation – South and Parking Garage –North.
  - b. Correct label 4-10 on the enlarged Community Center west elevation on page A4-3-11.
  - c. Height of flag poles. Per ULDR Section 47-19.2, flag poles may be permitted when accessory to a nonresidential use at a height not exceeding thirty (30) feet. If flag pole exceeds thirty feet, add request to Public Purpose Use narrative.
  - d. Clarify if open areas on second floor will be habitable.
  - e. Specifications, and/or photographic examples of proposed materials including fencing and aluminum security fence on upper level of the parking garage. Consider using metal picket fencing. Chain link fencing is discouraged along street frontages in the Sailboat Bend Historic District.
  - f. Detail on material for aluminum security fence on upper level of the parking garage.
  - g. Height of future FPL vault.
  - h. Visual interest to south elevation of the parking garage such as public art or openings.
13. Coordinate with Landscape Reviewer's comments and indicate if area around FPL vault will be landscaped on page LP-104.
14. 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.
15. Provide street level renderings from neighboring residential properties to the east and south. Show pedestrian bridge connection between the headquarter building and the parking garage. Describe how the pedestrian bridge will be constructed in the construction phasing plan.
16. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
17. 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.
18. It is recommended the following bicycle-related comments be addressed:
  - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data;
  - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended;

- c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons;
  - d. Bicycle parking is insufficient for this project given the intensity and uses. Increase the availability of bike parking and identify such; and
  - e. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
19. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
20. Provide a 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.
21. 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.

22. 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.
23. 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.
24. Additional comments may be forthcoming at the DRC meeting.

