



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 27, 2022

PROPERTY OWNER / APPLICANT: Victor George Development, LLC.

AGENT: Courtney Crush, Crush Law

PROJECT NAME: The Victory Building

CASE NUMBER: UDP-S22048

REQUEST: Site Plan Level II Review: 24-Space Parking Facility

LOCATION: 1014 NW 6th Street

ZONING: Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Michael Ferrera / Deandrea Moise (Assisting)



Case Number: UDP-S22048

CASE COMMENTS:

Please provide a response to the following:

1. Provide a minimum number of accessible parking spaces in accordance with section 208 of the 2020 FBC accessibility volume.
2. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th 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.



Case Number: UDP-S22048

CASE COMMENTS:

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

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.) an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a
2. 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.
3. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. 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.
4. Provide and label typical roadway cross-sections for the proposed development side of the 12ft alley at driveway access points, and at landscape swale areas as appropriate.
5. Provide written permission from each adjacent property owner along adjacent 12' Alley to designate as 1-way (eastbound or westbound) vehicular access; provide signage as appropriate for 1-way (eastbound or westbound) Alley vehicular access, along north property boundary.
6. Improve portion of existing unimproved 12' Alley (fronting proposed development) with paving and drainage (per Public Works standards) to mitigate projected increase in vehicular traffic within Alley from proposed development.
7. Parking facility entries and exits must be from or to an improved right-of-way a minimum of 20' width or an improved right-of-way designated by the city as one-way, per ULDR Section 47-20.5.B.2. Otherwise refer to comment number five.
8. Stormwater manhole or catch basin shall be provided at each change of direction along the stormwater drainage system.



9. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by 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 extent of sidewalk replacement accordingly.
10. For surface or ground-level parking lot layout:
 - a. 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.
11. 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.
12. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.

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.



Case Number: UDP-S22048

CASE COMMENTS:

Please provide a response to the following:

1. Floodplain review not required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. No comment.



Case Number: UDP-S22047

CASE COMMENTS:

Please provide a response to the following.

1. Section 47-21.12.A.2.a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement. Sheet A-003 shows a Landscape buffer along Sistrunk BLVD that appears to be under code width.
2. Section 47-20.16.4. Interior, peninsular and island landscape areas required by Section 47-21, Landscape and Tree Preservation Requirements, shall not be required if landscape requirements which would otherwise have been installed on the interior of the parking lot are evenly distributed along the perimeter of the parking area to a location in public view.
 - a. Please verify with city staff if this parking lot is to be only valley and its requirements.
 - b. As to Section 47-20.16.4. indicates that interior landscape and trees islands are not required if moved to the perimeter. If this parking lot is to be a valley use only, please reconsider the under-size tree islands and demonstrate how the landscape requirements are moved to the perimeter.
3. If the parking lot does not meet the city requirements for a valley parking lot.
 - a. Landscape area of a tree island the width inside curb to inside curb is to be a minimum 8 feet. See wording describing minimum landscape area width in Section 47-21.12.A.4.a.ii. Peninsular and island landscape areas ... "a minimum width of eight (8) feet"...
 - b. To have no more than 10 parking spaces in a row, please provide a tree island on the east side of the proposed parking lot. To assist in minimizing vehicle headlight, please propose the tree island adjacent to the home. Section 47-21.12.G.A.4.a.i.
 - c. The first 25 percent of the shade trees at a minimum 3.5inch trunk caliper are to be dispersed evenly within the interior and perimeter landscape areas. Section 47-21.12.C.1.a.
 - d. 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. Tree islands and planting areas may be reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require CU Structural Soil or a product engineered for root growth under paved areas such as Soil Cells to provide this root development area.
 - e. For other interior landscape area width requirements as to tree and palm installation, please see Section 47-21.9.G.(2.3.and 4)
4. Please provide requirements for VUA and how they are being provided within required – provided list.
5. For the Oak trees proposed adjacent to the existing sidewalk along Sistrunk BLVD, please provide root-barriers. Section 47-21.8.H.
6. Shade trees such as Oak require a minimum of 15 feet horizontal clearance from a structure. Please demonstrate on the Landscape plan, the measured distance between the proposed Oak and neighboring structure to the east.
7. At the northwest corner of the parking lot is a pinch point. Please provide a measurement from the property line to the outside edge of the curbing. A minimum of 2.5 landscape area buffer is required per Section 47-21.12.A.2.b.



8. To block vehicle headlights, please propose large, heavily foliated landscape materials strategically placed to the east and south sides of the VUA.
9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. please show on Landscape plan with measured clearance if light fixtures are proposed. Small maturing trees and palms 7.5 feet would be supported by the Department.
10. 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.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

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 look into 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.

11. Please provide the square footage of sod proposed within the Plant – Materials list. For a development as this no more than 50 percent of the landscape area may be in turf grass.
12. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled. This is a link to a city web page for an approved tree protection detail. <https://www.fortlauderdale.gov/home/showpublisheddocument/67622/637889169639070000>
13. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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.



Case Number: UDP-S22048

CASE COMMENTS:

1. Provide a detail of the alleyway condition for the alley serving this site, alley way may need to be improved to handle the sites new parking demand.
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 for off-street and on-street parking stalls.
3. All off site parking sites shall require an offsite parking agreement per ULDR Section 47-20.18.A.
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 each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
5. 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. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.
7. Bicycle parking is required per ULDR 47-20.2 Table 3; Bicycle Parking—1 per 20 parking spaces provided.
8. Additional 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.
9. 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 Number: UDP-S22048

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
3. The site is designated Northwest Regional Activity Center 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.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before December 31, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. 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.
5. 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](#)
6. Applicant has submitted a concurrent site plan application, DRC Case No. UDP-S22047, for retail/restaurant building in association with this application. Note, that there may be conditions placed on the applications.
7. Provide the following changes on the site plan:
 - a. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - b. Depict location of lighting poles, and bicycle racks.
8. The project does not meet certain Northwest Master Plan (NWMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.31, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.



Street Design Standards

- a. S-10, Shade trees are maximized and located between the sidewalk and street (spacing 20 feet for palms/ornamentals and 30 feet for shade trees.) Provide shade trees along the frontage of the parking lot. Include the dimensions between the shade trees.

Building Design Standards

- b. B-1, Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley. Parking has been provided on a separate lot; however, this project is considered one overall development site. With that said, the proposed surface parking has been provided facing a primary street (Sistrunk Blvd.). Provide details on how the surface parking will be fully screened from the street.
9. Pursuant to Section 47-20.2, bicycle parking is required at 1 per every 20 parking spaces. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways and doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered and covered.
 10. Pursuant to Section 47-20.5, entries and exits must be from or to an improved right-of-way. The 12-foot alley that will serve as the entrance and exit shall be improved by resurfacing and adding markings and signage indicating one way access. Provide details reflecting such.
 11. Provide photometrics with title block including project name and design professional's address, email, and phone number. 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.
 12. Provide details as to how safe pedestrian access connecting guests from parking spaces to building entrance(s), and to sidewalks is being achieved.
 13. As proposed, the surface parking is located away from the main development site. Provide details as to how the properties will be tied together and what assurances will be in place to ensure that the surface parking is not utilized by any other business.

GENERAL COMMENTS

The following comments are for informational purposes.

14. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
15. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



LEGEND

 Subject Site

UDP-S22048 - The Victory Building Parking Lot - 1014 NW 6th Street

