



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 27, 2022

**PROPERTY OWNER /
APPLICANT:** Fort Lauderdale Community Redevelopment Agency

AGENT: Courtney Crush, Crush Law

PROJECT NAME: The Victory Building

CASE NUMBER: UDP-S22047

REQUEST: Site Plan Level II Review: 13,455 Square-Feet of Commercial Use, 5,694 Square-Feet Restaurant Use, and 4,246 Square-Feet of Office Use with Associated Parking Reduction Request in the Northwest Regional Activity Center

LOCATION: 1017 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-S22047

CASE COMMENTS:

Please provide a response to the following:

1. Specify all occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
5. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
6. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006.
7. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
8. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
9. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

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.



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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 5' permanent Right-of-Way Easement or dedication along west side of NW 10th Terrace, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along west side of NW 10th Terrace to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
- c. 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.

CASE COMMENTS:

Prior to Final DRC 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/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
3. 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 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 copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).



4. Provide letters from all franchise utility providers demonstrating their interests in relocation of existing facilities within the 7.5FT Alley Reservation; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Alley Reservation area that will need to be relocated or abandoned.
5. 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.
6. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable. Sidewalk along NW 10th Terrace has been shifted to the west.
8. 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. s
9. 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.
10. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 10th Terrace and NW 6th Street; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.

11. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Show truck turning movements in and out the proposed dumpster enclosure as applicable.
12. Provide and label typical roadway cross-sections for the proposed development side of NW 10th Terrace and NW 6th Street: at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.



13. 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.
14. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.
Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/plans accordingly.
15. Show turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the Type II loading zones required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
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 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
17. 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.
 - a. Existing 6" Water main along NW 10th Terrace located under proposed landscaping.
18. 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.
19. 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.



20. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. 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 will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

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-S22047

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area (SFHA)

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone to change to AE-6. The effective date of this change is not available at this time.
2. Ground floor finished floor elevation proposed at 7.25 ft NAVD is acceptable if plans are submitted after 2019 map becomes effective.



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CASE COMMENTS:

Please provide a response to the following.

1. Landscape VUA buffer required along NW 10th Terrace as per Section 47-21.12.A.2.a. This buffer would still be required under the valet parking section as seen below.
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.
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.
2. 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.
3. 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. Please illustrate this clearance.
4. 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.
5. There appears to be an existing 6inch watermain located within the landscape area of the swale along NW 10th Terrace. With this existing and the other proposed utilities appear to be in conflict with required landscape materials. Please show these underground utilities on the Landscape plan with horizontal clearances.
6. With the existing watermain within the swale creating a conflict with the required streetscape, please provide multiple solutions as to the intent of Design Guidelines and code for city staff to review.
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. 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.

8. Please include VUA calculations not covered by a structure and how requirements are being met towards Section 47-21.12. within the Planting Calculations list.
9. Please verify decorative gravel use – plant list indicates 55sqft, calculation list under provided indicates 150sqft, please verify.
10. Palms such as large Phoenix palms require a minimum 5x5 feet planting pit, please demonstrate that this requirement is being met for those along the east side of the site. Section 47-21.9.F.4.
11. While the Design Guidelines suggest the height of the shade tree street trees be 20-22 feet the minimum is 16 feet with 7 feet of clear canopy height upon installation. Please correct the height of the shade tree street trees within the Planting list. Trees encroaching within the sight triangle are to have 8 feet canopy height clearance when installed.
12. 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.
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. 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 submit for tree removal at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. 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.
5. Solid waste collection shall be from a private loading area.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (commercial parcels).
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Show containers on site plan. Trash room must accommodate trash and recycle containers.
9. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Containers: must comply with 47-19.4
11. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
12. 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 dwilson@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



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CASE COMMENTS:

1. The following comments are regarding the traffic and parking statements provided:
 - a. Please revise both the traffic impact and parking statements with the correct square feet for each identified use:
 - i. Restaurant 3,995 SF
 - ii. Warehouse 3,358 SF
 - iii. Bar 9,249 SF
 - iv. Office 4,206 SF
 - b. Please submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual.
 - c. If 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.
 - d. Provide justification for the requested 35% multimodal trip reduction factor.
 - e. More evidence is needed to support the parking reduction request of 64%, consider a shared use analysis using ULI methodology to support the parking reduction request.
 - f. Pursuant to Section 47-20.2 in the Code of Ordinance, parking is to be calculated using the gross square footage for each use. Please revise this analysis accordingly.
 - g. A Shared Parking study pursuant to Section 47-20.3 (G) may be performed, schedule a methodology meeting with city staff.
2. 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.
3. 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.
4. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Please revise handicapped parking dimensions accordingly.
5. All off-site parking sites shall require an offsite parking agreement per ULDR Section 47-20.18.A.
6. Provide a detail of where all offsite parking sites are located.
7. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or less are required to have a minimum 6 vehicular reservoir spaces.



- b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
8. Install a 4-inch-high curb between the proposed sidewalk and valet drive area on NW 10th Terrace. The curb shall be painted yellow and installed between the proposed driveways.
9. 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.
10. 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.
11. 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.
12. 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.
13. Bicycle parking is required per ULDR 47-20.2 Table 3; Bicycle Parking—1 per 20 parking spaces provided.
14. 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.
15. Additional comments may be provided upon further review.



GENERAL COMMENTS

Please address comments below where applicable.

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

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CASE COMMENTS:

Please provide a response to the following:

1. 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. 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.
7. Applicant has submitted a concurrent site plan application, DRC Case No. UDP-S22048, for a parking lot facility in association with this application. Note, that there may be conditions placed on the applications.
8. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-20.3, Reductions and Exemptions



9. Provide the following changes on the site plan:
- As per Section 47-13.31 and the Northwest Regional Activity Center Master Plan (NWMP), the setback for the portion of the building abutting the existing residential development shall be setback at 15 feet. Additional information has been provided under the NWMP comments.
 - Update the site data table to reflect correct parking information. For example, the distillery use is being extended and included as part of the outdoor space and calculated at 1 space per 800 square feet for manufacturing and should be calculated as a bar at 1 space per 50 square feet (since the gross floor area is greater than 4,001 square feet. In addition, the wine and whiskey bar located on the 2nd floor is being calculated as a restaurant, 1 space per 250 square feet. The floor plans label this space as a wine and whiskey bar with no kitchen. It should be calculated at 1 space per 50 square feet. Furthermore, the parking calculations for the 3rd floor should be calculated as assembly, 1 space per 120 square feet as the narrative describes this space as an event/gathering space. The floor plans depict office space.
 - The site data table indicates an off-site parking location providing 33 spaces. Provide more information on the off-site parking.
 - 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.
 - Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Provide a details sheet for the dumpster enclosure.
 - Depict location of lighting poles, benches, and bicycle racks.
10. Provide the following changes to the elevations:
- On sheet A-901, the renderings are incorrect. For example, the northeast view depicted should be the northwest view.
 - Provide updated west elevations to reflect the street design as required in the NWMP street design. More information has been provided under the NWMP design intent comments below.
 - Colored elevations with directional labels.
 - On sheet A-201, the setbacks are not legible.
 - On sheet A-204, an art mural is depicted. Provide additional information on the materials and color of the art mural. See comment 10.a under Building Design Standards for further information on the north elevation and art mural.
 - On all elevation sheets, remove excess height dimensions. Retain the dimensions from top of slab on each floor only.
11. 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

- NW 10th Terrace, revise the street section to clearly reflect the elements in the cross section from the NWMP which should include the following: on-street parking, a 7'-6" landscape strip and a 7'-6" sidewalk, inclusive of a 5' setback from the building.
- S-5, *On-street parking is maximized on all streets.* The streetscape design for secondary streets calls for on-street parking. As proposed, there is no on-street parking on NW 10th Terrace.
- S-7, *Curb radius is reduced at street intersections to a preferred maximum of 15 feet or a minimum of 20 feet at major arterial roadways.* Provide dimension for curb on the southwest corner of property.
- S-9, *All utility lines are buried in locations allowing for tree planning and proper root growth.* There is an existing powerline on the east portion of the property. Address accordingly.



- e. 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 dimension between the existing shade trees along Sistrunk Blvd. and proposed shade trees along NW 10th Terrace.
- f. S-11, Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. Provide a detail sheet of the elements being used to enhance the street environment. These elements should include lighting poles, benches, waste receptacles, and bicycle racks.
- g. S-12, Numerous and wide curb cuts are avoided to the greatest extent possible. Pursuant to Section 26-226, valet parking within forty (40) feet of a loading zone is not permitted. In addition, the stacking provided for the valet parking should be removed and redesigned to meet the NWMP streetscape design. The redesign of the west portion of the property should eliminate the need for a second curb cut.

Building Design Standards

- h. 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. That said, the proposed surface parking is facing a primary street (Sistrunk Blvd.). Provide details on how the surface parking will be fully screened from the street.
- i. B-3, Create an interesting, active street environment, main pedestrian entrances are oriented toward the street. As proposed, there is no main entrance to the primary street. Incorporate the main entrance fronting Sistrunk. The main entrance should include predominant architectural features that distinct from the rest of the building. See examples below.



- j. B-4, Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'. As part of the redesign of the west portion of the property, there will be opportunities to enhance open space.
- k. B-5, Buildings meet the front and corner build-to-lines to maintain a consistent street wall. The north portion of the building needs to be setback at least 15 feet, therefore, the building can be moved closer to the street facing Sistrunk.
- l. B-6, Framing the street: buildings meet the side yard setback to maintain a consistent street wall. Buildings abutting existing residential development are required to provide a transition zone. Therefore, a 15-foot setback is required in the rear facing the residential development.
- m. B-11, Where buildings abut existing residential development a transition zone shall be established. The minimum 15 feet has not been established. Provide a minimum setback of 15 feet in the rear (North) of the property.
- n. B-15, Buildings are of high-quality design and construction. The proposed building materials mainly include structural beam columns, aluminum trellis and shade structure, but lacks building materials on the façade. Emphasis should be placed on providing additional building materials on the



façade, specifically at the pedestrian level. In addition, the proposed art mural on the north elevation is facing a residential development. Some of the building materials should be utilized throughout this elevation as well.

- o. *B-16, Buildings are site responsive, reflect local character and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.* Provide details as to how this is being achieved.
 - p. *B-17, Create façade composition.* Provide a better mix and layering of materials throughout, with emphasis on the pedestrian level. This can be achieved by providing a variety of window types, changes in materials, and overhangs. Ensure updated materials is provided in a detail sheet.
 - q. *B-18, The first floor is flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing.* Clarify height of first floor. It appears the top of the finished floor is 18 feet.
 - r. *B-21, Pedestrian shading devices, of various types, are provided along the façade of buildings.* The shading devices proposed contains slats that allow for sun and rain to penetrate. Shading devices should provide complete cover for pedestrians from outside elements.
 - s. *B-25, The 'Fifth Façade' of building is treated as part of the total design.* Provide more details as to how the mechanical equipment will be enclosed and that the enclosure material is at least 6" above the top of the mechanical equipment. In addition, the screening material should be an integral part of the overall design of the building.
 - t. *B-26, Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. Photometrics were not provided as part of this submittal.* Provide additional information as to the lighting that is being incorporated into this project. Emphasis should be placed on providing light poles and light fixtures within the pedestrian realm.
 - u. *B-27, Noise pollution as a result of building design is mitigate.* Provide information as to how this is being addressed.
12. 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.
13. 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.
14. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria. Discuss the parking reduction methodology and process with Engineering Design Manager. Note that there is an associated fee for the parking reduction review that will be billed when complete.
15. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.

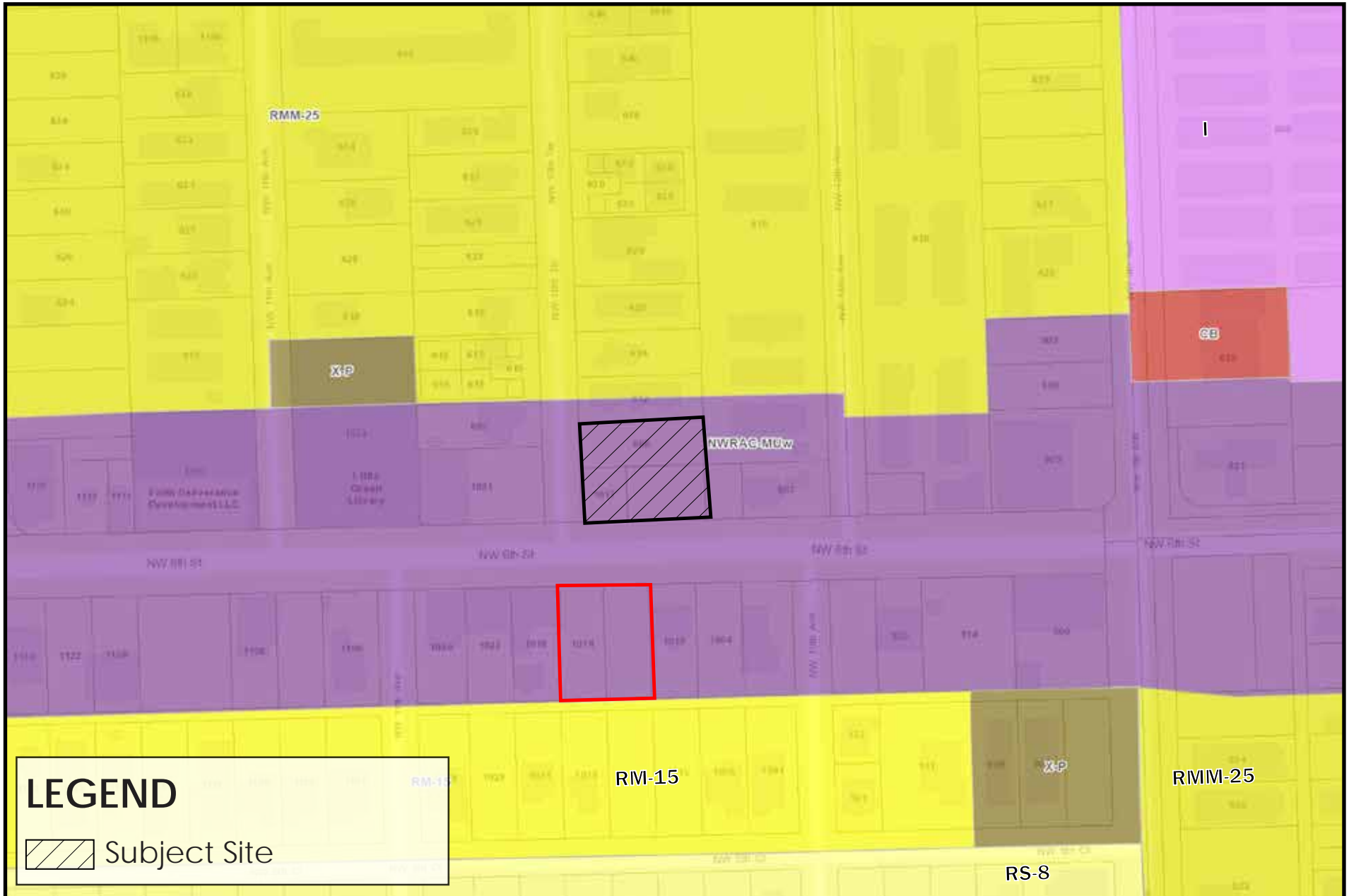


16. Provide photometric plan with title block including project name and design professional's address, email, and phone number. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("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.
17. Provide details as to how safe pedestrian access connecting guests from parking spaces to building entrance(s), and to sidewalks is being achieved.
18. A traffic statement was not provided as part of this submittal. Provide a traffic statement.
19. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the northwest and northeast portions of the site.

GENERAL COMMENTS

The following comments are for informational purposes.

20. 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.
21. 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.
22. 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-S22047 - The Victory Building Parking Lot - 1014 NW 6th Street

