



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** September 27, 2022

**PROPERTY OWNER /  
APPLICANT:** The Jim Moran Foundation, Inc.

**AGENT:** Brendan Keating, Stiles Corporation

**PROJECT NAME:** The Jim Moran Foundation

**CASE NUMBER:** UDP-S22046

**REQUEST:** Site Plan Level III Review: Parking Reduction Request  
for 63,151 Square-Foot of Office Use

**LOCATION:** 4545 N. Federal Highway

**ZONING:** Boulevard Business District (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Adam Schnell



Case Number: UDP-S22046

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify all uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
7. Dimension accessibility requirements to site per 2020 FBC Accessibility Code.
8. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
9. 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](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](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-S22046

**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 copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us)
- b. Provide permanent Sidewalk Easement as appropriate along west side of U.S. Highway 1 / N Federal Highway to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; 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 Planning and Zoning Board Meeting and 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. 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.).
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. 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.
  - a. Please show intersection of NE 46<sup>th</sup> St and NE 20<sup>th</sup> Ave on sheet C-1 and how proposed entrance will align.
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. Provide and label typical roadway cross-sections for the proposed development side NE 20<sup>th</sup> Avenue, NE 47<sup>th</sup> Street and U.S. Highway 1/N Federal Highway: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
8. Depict existing sidewalk adjacent to the development along NE 20<sup>th</sup> Avenue and NE 47<sup>th</sup> Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
9. 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.
10. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
  - a. Type II loading zone proposed on sheet A.100
11. For surface or ground-level parking lot layout per ULDR Section 47-20.11 Parking Diagram:
  - a. 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.



12. 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.
13. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
14. 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.
15. 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. Proposed landscaping is on top of existing water mains.
16. 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.
17. 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.
18. 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.



19. 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 whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as 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.

Be advised a corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of NE 47<sup>th</sup> Street and U.S. Highway 1 / N Federal Highway intersection (coordinate with FDOT) may be required. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.

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-S22046

**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 shows property will remain out of Special Flood Hazard Area (SFHA).



Case Number: UDP-S22046

**CASE COMMENTS:**

Please provide a response to the following.

1. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.  
Please see comments below regarding streetscape for NE 20<sup>th</sup> AVE, NE 47<sup>th</sup> Street, and Federal HWY.

2. 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.

3. NE 20<sup>th</sup> AVE streetscape, existing overhead and underground utilities creating conflict with proposed Landscape materials. Section 47-21.13.B.16.
  - a. Please show existing and proposed utilities on Landscape plan.
  - b. Please demonstrate measured distance from the travel lane to the existing underground utility and from utility to edge of sidewalk on plans. This clearance is needed to be known for discussion with the Engineering Department, that the possibility of the use of thin trunked palms that may be utilized as street trees. Please verify if all the landscape areas in the ROW are to be curbed.
4. Federal HWY streetscape, sheet SP-1 shows an existing underground utility creating conflict with proposed streetscape. Section 47-21.13.B.16.
  - a. Please show existing and proposed utilities on Landscape plan.
  - b. Please provide alternative design(s) that fulfill the intent of the street tree requirement such as yet not limited to proposing the street trees on the property side of the sidewalk.
  - c. Please provide FDOT line of sight along Federal HWY. Being that approval from FDOT will be needed for installation in their ROW, may wish to propose materials that do not exceed eighteen inches in height within the line of sight.





5. NE 47<sup>th</sup> Street streetscape, sheet SP-1 shows an existing underground utility creating conflict with proposed streetscape. Section 47-21.13.B.16.
  - a. Please show existing and proposed utilities on Landscape plan.
  - b. Please demonstrate measured distance from the travel lane to the existing underground utility and from utility to edge of sidewalk on plans. This clearance is needed to be known for discussion with the Engineering Department, that the possibility of the use of thin trunked palms that may be utilized as street trees. Please verify if all the landscape areas in the ROW are to be curbed.
6. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement. Section 47-21.6.
  - a. NE 20<sup>th</sup> AVE has existing overhead utilities, please verify if these utilities are to be relocated underground and note on all plans.
  - b. NE 47<sup>th</sup> Street has an existing overhead line for a streetlight, please verify if this light pole is to remain. If this light pole is to remain, please investigate and relocate the feed line as not to create conflict with landscape materials.
7. Please see Section 47-21.9. for horizontal clearance requirements between trees and a structure. Trees such as Green Buttonwood require a minimum 15 feet clearance from a structure.
8. 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 existing and proposed with measured clearance light pole to tree trunk. Palms and small maturing trees may be at 7.5 feet.
9. Fences facing the street are to be planted with continuous hedges, shrubs, groundcover (other than turf grass), AND trees in that area between property line and fence as per ULDR 47-19.5C.
  - a. Trees may be standard or flowering, planted an average of 1 tree per 20 feet or portion thereof.
  - b. Please specifically note and illustrate this on plans.
10. Plant materials not identified within the planting list such as Hn. Please identify plant these materials within the plant list. Section 47-21.6.
11. Jakob webnet system on parking garage detail on sheet A-4.01 shows plant material to grow on the screening. Please show location of this use on Landscape plans and identify the proposed landscape material. Section 47-21.6.
12. Please indicate that the VUA calculation is not covered by a structure. Please demonstrate how requirements are being met towards Section 47-21.12.C. within the Planting Calculations list.
13. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
  - a. *Nephrolepis auriculata* is synonyms with *Nephrolepis cordifolia*, please propose an alternate species such as the native *Nephrolepis exaltata*.
14. The tree disposition sheet indicates that there is an Arborist report, please submit for staff review.
15. Tree preservation requirements apply, those that are good candidates for relocation should be done as not to remove and mitigate. Please investigate saving trees and palms rather than remove and mitigate.



16. Please have the Arborist provide calculations for equivalent replacement and equivalent value and demonstrate on Landscape plan how it will be provided.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to a city web page to assist in calculations of mitigation.
17. 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. Please verify for along NE 47<sup>th</sup> Street that the required landscape buffer is being met.
18. Section 47-21.9.I. Shrubbery, when installed to screen a VUA, shall be a minimum of twenty-four (24) inches high at time of installation, be full to base, and be spaced a maximum of thirty (30) inches on center. Shrubbery shall be permitted to grow and shall be maintained at a minimum height of thirty (30) inches. Please provide landscape materials to meet these requirements and indicate within the planting schedule.
19. Please provide additional visibility of the public realm of the sidewalk at Ne 20<sup>th</sup> AVE and NE 47<sup>th</sup> Street.
  - a. NE 20<sup>th</sup> AVE is a proposed Macarthur palm proposed adjacent to the sidewalk and drive isle, please remove, or shift this palm for added visibility of pedestrian traffic.
  - b. NE 47<sup>th</sup> Street there are proposed Dwarf Poinciana trees on both sides of the drive isle. Being a small tree visibility of pedestrian traffic would be impaired. Please propose these trees in a way as to increase visibility of the public realm of the sidewalk for safe vehicle movement.
20. 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.
3. Approval from jurisdiction for landscape installation in Right of Way along Federal Hwy preferred prior to final DRC sign off.



Case Number: UDP-S22046

**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 on private property container shall not be placed, stored, or block the public street to perform service (commercial parcels).
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
9. 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](mailto: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



Case Number: UDP-S22046

**CASE COMMENTS:**

1. The following comments are in regard to the traffic and parking statement provided:
  - a. 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.
  - b. Internal Capture needs be removed from the parking calculations. A Shared Parking study pursuant to Section 47-20.3 (G) may be performed.
  - c. ITE does not indicate the internal capture for these private uses, therefore the trip generation calculation is considered acceptable.
2. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along US 1. For meeting request or for additional information please contact FDOT District 4 Access Manager at [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us).
3. 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.
4. 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.
5. Pursuant to Section 47-20.11, When located within a commercial zoning district off-street parking may be permitted to be constructed with compact parking spaces 8' -8" in stall width by 16' in length and shall not exceed twenty (20%) percent of the total number of required parking spaces. Please revise the compact spaces to meet the dimension requirements as set forth in the ULDR.
6. 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.
7. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact assessment.
8. 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.
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. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.

10. Illustrate the upstream and downstream driveway and intersection sight triangle requirements depicted in for access on US-1:

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/2022/2022fdm212intersections.pdf?>

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. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
14. The city reserves the right to meter on street parking stalls on the public right of way at any time.
15. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
16. 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.
17. 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-S22046**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before March 1, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. Provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
- 2) 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 are 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.
- 3) The site is designated 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.
- 4) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 5) The related platting application, Case Number UDP-P22001, is being processed separately, and shall be approved and recorded in the public records of Broward County prior to the issuance of building permits.
- 6) 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 47-25.3- Neighborhood Compatibility Requirements
- 7) Update the parking requirements on (Sheet, SP-1) using the parking requirement for office space for 60,763 square feet of office space. Under the table labeled "parking provided", include a parking reduction calculation
- 8) The dumpster enclosure details on Sheet A-4.00 - Details -Entry & Dumpster Enclosure, indicates the dumpster enclosure will have a perforated metal paneling. Dumpster enclosures must have an opaque facing material per ULDR Section 47-19.4 (D) (4). Provide alternate material and graphic that demonstrates that the dumpster enclosure is opaque and mitigates the visual impact of the dumpster.
- 9) Provide the following changes on the site plan:
  - a. Label seating, landscaped area and bike racks in the northeast corner as mentioned in the narrative regarding Interdistrict Corridor requirements.



- b. Consider expanding the public sidewalk easement over the private sidewalk on the northeast corner of N. Federal Highway/US 1 and N.E. 47<sup>th</sup> Street. The expansion of the sidewalk easement is in alignment with the intent of activating the corner for pedestrian use.
  - c. Provide 20-foot Interdistrict corridor distance measurement on Sheet, SP-1, Site Plan, along N. Federal Highway/US 1 as required per ULDR .
  - d. Dimension height for the perimeter fencing
  - e. Renumber the floor plans. The ground floor is considered the first floor or Level 1. Update sheets in site plan set to show the building has 5 floors.
- 10) Provide the following changes on the elevation plans:
- a. Provide image of example overhead roll-up doors material shown on Sheet, A-201- Elevations-East & West.
  - b. Additional information is needed on the parking garage screening. There are concerns on whether vehicular headlights will be screened based on the lack of knee high/ headlight high walls facing the residential buildings to the west. The elevation drawings show a green wall encasing the metal cable screening- explain whether the wall will be a living green wall or synthetic?
  - c. The landscape plans do not show vining plants along the ground level of the garage screening, labeled "CS-1-Architectural Cabal System" on the elevation plans. Please verify the use of a green wall (alive or synthetic).
- 11) Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and 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 topmost 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; and
  - b. Provide screening product material including images or pictures of actual application of such.
- 12) Pursuant to ULDR, Section 47-23.9, Interdistrict corridor requirements, applications for development subject to interdistrict corridor requirements shall demonstrate that the project provides a spatial framework supportive of a pedestrian and multi-modal transportation environment along Federal Highway. Such framework shall encourage the direct pedestrian access from sidewalk to development and contain elements such as seating areas, shade structures, plaza elements, and open space. Proposed site plan does not meet the intent for interdistrict corridor. Provide the following changes:
- a. Provide exact model of Jacob Rail fencing chosen for the site. Consider using a more elegant, transparent design solution in lieu of the proposed of Jakob Rail fencing to enhance the architectural of the building, the public realm and pedestrian experience along N. Federal Highway/US 1. fencing in Alternatives may include garden terracing or a 3-4 foot high decorative stone wall matching the building's material, with columns to break up monotony, topped off with picketed wrought iron fencing, etc. Examples below:



- b. Relocate fence outside required 20-foot yard per ULDR Section 47-23.9, Interdistrict Corridor requirements.
  - c. Dimension height for the perimeter fencing.
    - 1) If a deviation from the interdistrict corridor requirements is sought, the Planning and Zoning Board shall consider a request to modify the required twenty-foot landscape yard provided. Provide narrative addressing how the fence addresses the criteria in ULDR Section By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically demonstrate that a superior site development will result from such adjustment; or
    - 2) By adjusting the location of the structure there is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public sidewalk; or
    - 3) By adjusting the location of the structure there is a demonstrable urban scale in terms of height, proximity to the street front and pedestrian sidewalks and relationship to building size to the lot size.If deviation from the Interdistrict Corridor requirements is pursued, the submission of written deviation request and narrative response to criteria is required to be submitted.
- 13) Direct or indirect light shall not cause illumination in excess of one-half ( $\frac{1}{2}$ ) footcandle onto any residential property or residentially used property surrounding the parking facility, measured at the residential property





line. Extend values on photometric plans to all residential property lines to the west of the subject property. Show values pursuant to the Unified and Land Development Regulations (ULDR).

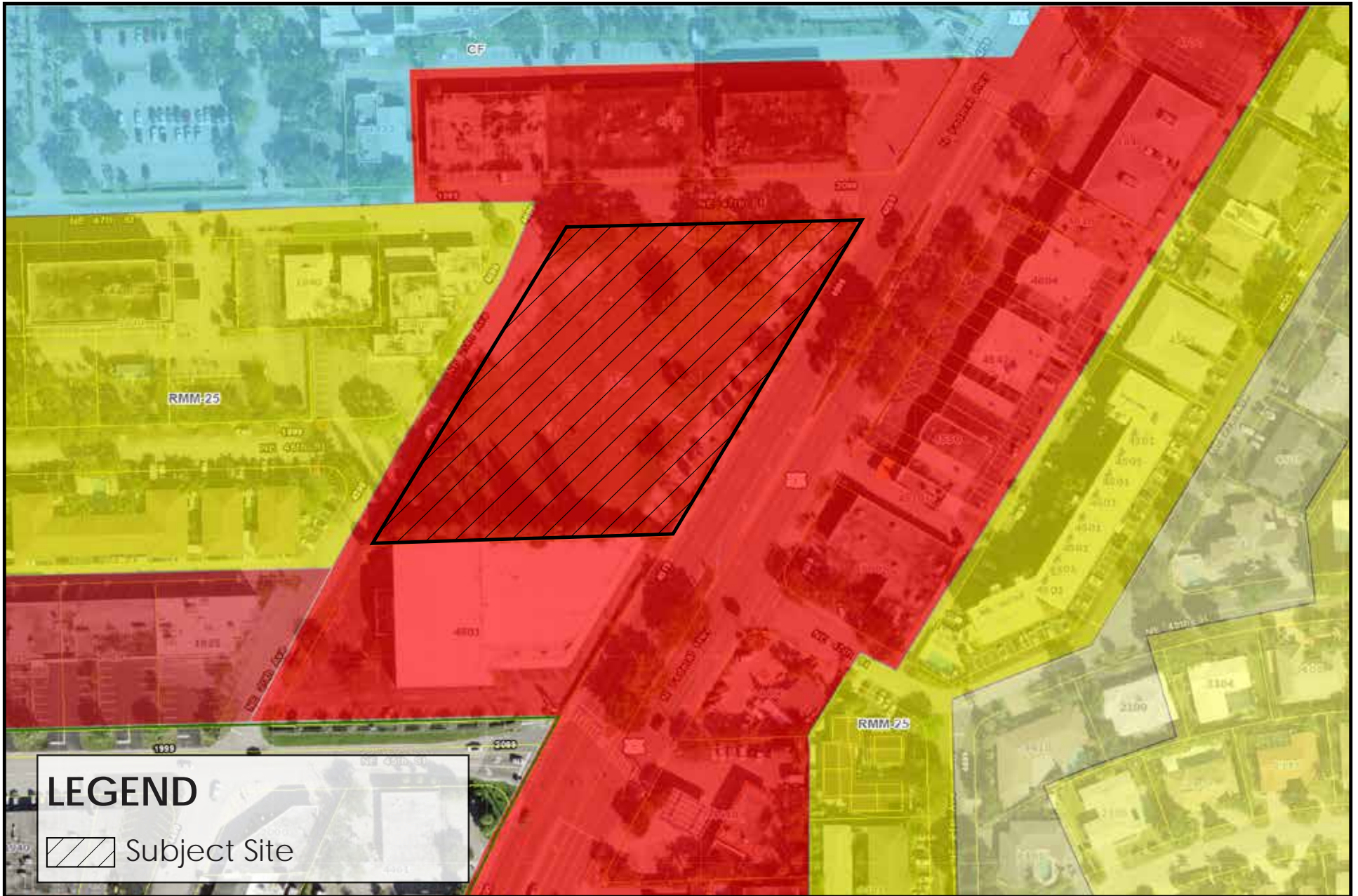
- 14) Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14)
- 15) 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 materials

Please note any proposed signs will require a separate permit application.

- 16) The City's vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 17) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.

#### **GENERAL COMMENTS**

- 18) Please note any proposed signs will require a separate permit application.
- 19) 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.



UDP-S22046 - Jim Moran Foundation - 4545 N. Federal Hwy

