



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 28, 2023

PROPERTY OWNER / APPLICANT: South Federal Highway Dental Building, LLC.

AGENT: Barbara Hall, Greenberg Traurig, P.A.

PROJECT NAME: Florida Smiles Studio

CASE NUMBER: UDP-S23005

REQUEST: Site Plan Level II Review: 6,129 Square-Feet of Medical Office Use

LOCATION: 1100 and 1110 S. Federal Highway

ZONING: Regional Activity Center - City Center District (RAC-CC)

LAND USE: Community Business District (CB)

CASE PLANNER: Yvonne Redding



Case Number: UDP-S23005

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
9. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S23005

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

- a. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement along east side of South Federal Highway (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. 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
- c. Provide permanent Sidewalk Easement as appropriate along east side of South 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.

CASE COMMENTS:

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

1. Obtain a letter of service availability from the City's Public Works - Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Verify irrigation service and irrigation meter sizes and confirm matching sizes for the irrigation tap, the service line and the meter. Currently the line size is different from the meter size and the tap.
2. Provide profile for the proposed sewer lateral to assure there is no conflict with the existing 6" water main.
3. 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.
4. Proposed required on-site improvements (i.e. building terrace, building foundation, building overhang, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. If encroachments are proposed, provide correspondence from FDOT indicating the same is allowed.
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. Proposed exterior building doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements.
8. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access.
9. Sheets A-3.0a and A-3.0b (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries.
10. Provide and label typical roadway cross-sections for the proposed development side of South Federal Highway and Ponce De Leon Drive: at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
11. Depict existing sidewalk adjacent to the development along South Federal Highway and Ponce De Leon Drive and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
 - a. Show proposed ADA ramp for connectivity to island along Ponce De Leon Drive.
12. For surface or ground-level parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
 - c. Parking geometry shall be optimized to reduce unnecessary pavement surfaces.
13. 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. Provide a cross section from F.F.E to existing sidewalk at the intersection of the property.
14. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
15. 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).



- a. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
16. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
 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.
 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 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, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

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-S23005

CASE COMMENTS:

Please provide a response to the following: and update plans and provide a narrative with a written response for each comment.

Comment 1

Finish Floor Elevation should meet BFE 6' + 1' Freeboard = 7' NAVD 88. The preliminary flood maps show panel 369J with a base flood elevation of 6' + 1'=7' NAVD 88 NAVD. Show all FFE elevations below the (Base Flood Elevation 6' (BFE) NAVD 88.))include the Finish Floor Elevations on Elevation sheets (Sheet A-3.0A), (Sheet A-3.0b).

Comment 2

(Sheet SP-10) ,(Sheet A-1.0a) states building to be flood Proofed up to 6' NAVD this will need to be corrected to show that building will be floodproofed to 7" NAVD 88 (BFE 6' + 1' =7' NAVD 88.

See link below on flood-proofing building that has both residential and commercial or other non-residential uses. https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf

Reference ASCE 24-14 section 2.7 Enclosures Below Design Flood Elevation
Flood Resistant Design and Construction ASCE 24-14

Proper flood venting with flood vents and flood resistant materials required below base flood elevation in an flood zone **(Base flood elevation is 6' NAVD 88 + 1 foot freeboard +7 feet NAVD 88)**, please show and label rooms use and if storage room label as such and provide flood vents in all enclosed rooms below BFE 7' NAVD 88. (Flood vents are required at 1 square inch for every square foot of enclosed area) on (opposing walls). Example if you use a type of smart vent/flood vent that is certified to cover a 200 square foot area than if you place each vent on opposite walls so that flood waters flow in and out that would cover a 400 square foot area this is only given as an example)

Comment 3 (Sheet SP-1

Site Plan does (Provide flood zone information) for the 2014 FIRM. Please provide the preliminary flood data Flood Zones, (557J), (AE), (BFE 6' NAVD) (preliminary)

- Delineations of flood hazard areas
- Flood Zones (557H), (BFE 6" NAVD 88) & (AH/AE), (2014 FIRM)
- Flood Zones, (557J), (AE), (BFE 6' NAVD) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher elevations shown on the preliminary maps then we will be requiring that the new BFE 6' + 1 =7'NAVD 88 will need to be meet for all finish floor elevations (FFE).This is also currently the flood zone on the 2014 IFRM.

(Code of Ordinances, Chapter 14),

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



Comment 4

Per FEMA Elevator Installation (c) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Additional Code Reference Material

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodetd=COOR_CH14FLMA

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

FEMA Technical Bulletin -6.1 2021Mixed-usebuilding

https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf



Case Number: UDP-S23005

CASE COMMENTS:

Please provide a response to the following.

1. Please verify with FODT as to a requirement of dedication for along South Federal HWY.
 - a. New sidewalk would be placed along the new property line creating a landscape strip for the streetscape between the travel lane and sidewalk.
2. With the FDOT dynamic message sign along South Federal HWY, please coordinate and meet with FDOT as to species of canopy trees and palms that may be installed within the area of the sign. Please inform the Landscape Department of FDOT approved species that may be utilized. Please take in regard the city promotes the use of canopy trees as street trees to provide shade along the public realm of the sidewalk. Please show and identify on the Landscape plans the FDOT dynamic message sign.
3. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please show the measured distance between the utility and tree trunk on plans.
4. Please provide FDOT line of sight from Ponce De Leon DR. to verify any potential conflicts to the streetscape.
5. 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. It appears that the VUA landscape buffer facing Ponce De Leon DR. is undersize, please demonstrate and provide calculations on plans that code is being met. Section 47-21.12
6. Please show on plans the minimum 2.5 landscape buffer strip along the south side of the VUA adjacent to the neighboring property.
7. Trees counting towards the VUA are to be no more than ten feet from the edge of pavement and proposed in a location that its natural growth will not be impaired.
8. Shade trees shall be located a minimum of fifteen (15) feet away from structures. Please show the measured horizontal clearance between tree trunk and site structure and neighboring structure. Section 47-21.9.
9. New trees required to be installed shall be planted so normal growth and aesthetic appearance will not be impaired nor shall potentially large trees be planted under utility lines or lighting, too close to structures or in an area where they will obstruct emergency vehicle access. Section 47-21.9. Along Ponce De Leon DR. there appears to be proposed Oak trees under the canopy of the existing Oak tree and others placed approximately 15 feet apart, this would be in conflict of code by not allow the new Oak trees proper growth. Please investigate alternative species such as other canopy and or flowering understory trees to eliminate the conflict. As to the street tree requirement, flowering trees may be utilized as long as the first 50 percent of the street trees are shade trees. Section 47-21.13.B.16.



10. It was mentioned in staff meeting that landscape area strip be created between the public realm of the sidewalk and Ponce De Leon DR. Depending on the width of the landscape strip will determine what landscape materials may be proposed.
 - a. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
11. Decorative stone may be utilized up to 10 percent of the landscape area, please provide calculations of its use.
12. 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. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. 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.
4. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.



Case Number: UDP-S23005

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. Windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. Building should be pre-wired for an alarm system.
5. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
6. Emergency communication devices should be placed in the office and parking lot. These should be easily identifiable and accessible.
7. Office, restroom, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
8. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
9. All lighting and landscaping should follow CPTED guidelines.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23005

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. 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-S23005

CASE COMMENTS:

1. Provide the FDOT pre app letter for proposed work in FDOT right of way.
2. According to the Broward County Trafficways plan this site is required to dedicate 10 feet of property towards the public right of way. This dedication is meant for the movement of either pedestrians, bicyclist, or vehicles. The proposed planter boxes to meet the site landscape requirements must not be within this dedication.
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. Properly dimension the parking stall dimensions on the plan sets.
5. 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.
6. The motorcycle parking spaces are in conflict of the minimum stacking requirements and do not have the adequate drive aisle width to back out into. These spaces will need to be relocated to a new site or removed from the plans.
7. 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.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. Provide a minimum of 10 feet wide on **Federal Hwy**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
10. Provide a minimum of 5 feet wide on **Ponce De Leon Dr**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.



11. The pavement width for the southbound travel lane on Ponce De Leon Dr is about 15 feet wide. Reach out to Karen Warfel kwarfel@fortlauderdale.gov from the Transportation and Mobility Department to see if the extra 5' can be used for either a wider sidewalk or landscape area.
12. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
13. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
14. 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.



Case Number: UDP-S23005

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 120 days of completeness determination, on or before May 27, 2023, 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 unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
- 2) 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.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Please contact Jean-Paul Perez, Broward County Planning and Development Division at JPPerez@broward.org or 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 5) This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County.

In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there are no anticipated adverse impacts to this site and no further archaeological review is required. If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains. See attached letter for further information. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

- 6) 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. Applicant shall provide additional screening within the garage to shield interior garage lighting and install shielding material along all elevation facing the neighboring properties.

- 7) Confirm with the Florida Department of Transportation (FDOT) and if a trafficway dedication is needed along Federal Highway to accommodate the Tunnel Top Rehabilitation Project and associated signage. Provide the FDOT pre-application letter. This may require the site plan to be adjusted due to the dedication. If a dedication is required, adjust plans to reflect the new property lines.
- 8) Provide the following changes on site plan:
 - a. Correct professional office use to contractor's office use in the parking data table.
 - b. Indicate on floor plan the structural separation between the two proposed office uses.
 - c. Verify the outbound stacking along Ponce De Leon meets the minimum requirements.
 - d. Consider reversing the site circulation to allow ingress closer to the intersection.
 - e. The compact parking space on the south side of the building may not meet the requirements for compact parking.
 - f. Provide dimensions to ensure ADA requirements are met, including access to elevators within the building.
 - g. Provide FEMA elevations, flood proofing maybe needed within the lobby area.
 - h. Consider providing bicycle parking on-site.
 - i. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - j. Show centerlines of all adjacent ROWs and dimension widths.
 - k. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - l. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
- 9) Provide a photo representation of the block wall proposed along Federal Highway to shield the vehicle parking.
- 10) Pursuant to Sec. 47-20-5.D, one (1) out of every ten (10) standard required spaces can be converted to motorcycle parking. Ensure dimensional requirements are met for each space. Please indicate the number of motorcycle and compact spaces are proposed and reflect the number in the site data table.
- 11) Coordinate the street tree placement along Ponce De Leon with our landscape representative.
- 12) Coordinate with Transportation and Mobility regarding the future streetscape improvements planned along Ponce De Leon drive.
- 13) Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
- 14) 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.



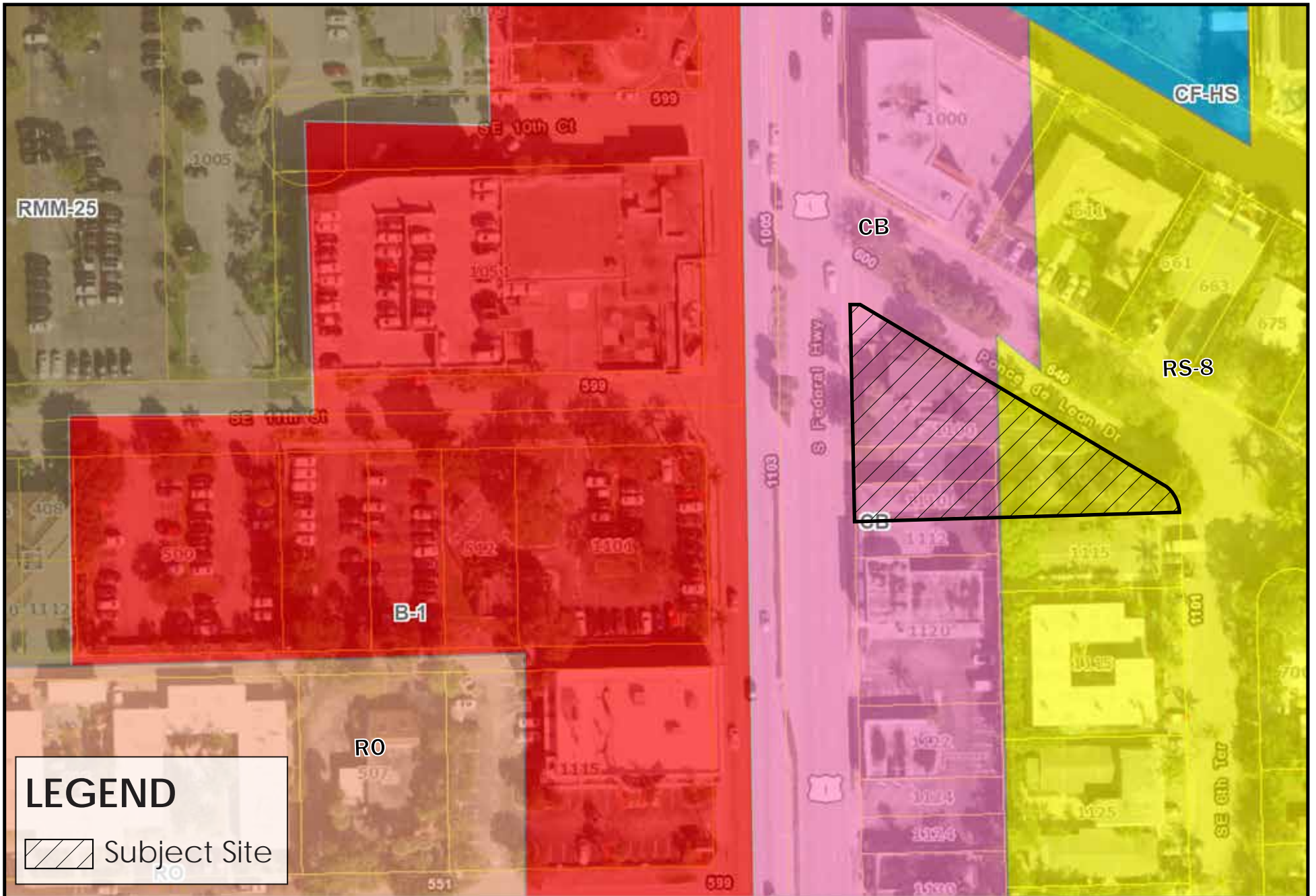
- 15) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.

Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.


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.

GENERAL COMMENT

- 16) Please note any proposed signs will require a separate permit application.
- 17) 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.
- 18) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 19) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 120 days (May 27, 2023), unless an extension of time is mutually agreed upon between the City and the applicant.
- 20) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



LEGEND

 Subject Site

UDP-S23005 - Florida Smiles Studio - 1100 and 1110 S. Federal Hwy

