



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 28, 2023

**PROPERTY OWNER /
APPLICANT:** City of Fort Lauderdale

AGENT: Elyn Bogdanoff, Becker Lawyers

PROJECT NAME: Fort Lauderdale Pickleball

CASE NUMBER: UDP-S23008

REQUEST: Site Plan Level II Review: Outdoor Public Recreational Facility including 45 Courts, 4,242 square feet Pro Shop, 3,950 square feet Center Court Building and Concessions

LOCATION: 3299 SW 4th Avenue

ZONING: Parks Recreation and Open Space District (P)

LAND USE: Park – Open Space

CASE PLANNER: Yvonne Redding / Nancy Garcia (Assisting)



Case Number: UDP-S23008

CASE COMMENTS:

Please provide a response to the following:

1. Specify 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. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
7. Reference the Florida Building Code 7th edition on plan for the proposed development.

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-S23008

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.
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. Discuss disposition of existing monitoring wells and status of any ongoing environmental mitigation of previously existing Underground Storage Tanks (UST's) on the property to be developed, as required by the Broward County Environmental Protection Department (EPD) and/or Florida Department of Environmental Protection (FDEP).
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. Provide and label typical roadway cross-sections for the proposed development side of SW 34th St, at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
 - a. Coordinate with Urban Planning and Transportation staff if new sidewalk will be required along SW 34th ST, adjacent to the proposed development.
9. On Water and Sewer Plan show:
 - a. All existing City water and sanitary sewer infrastructure to be removed, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
 - b. Label proposed water service connections and sewer lateral sizes and material. Show and label all water and sewer hardware including tees, plugs, turns, valves, etc.
 - c. For proposed gravity sewer show inverts and manhole rim elevations and assure there is sufficient horizontal and vertical distances between utilities at pipe crossings.
10. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (will not adversely impact the adjacent Right-of-Way, properties and waterways. How are the pickleball courts being drained? Clarify if courts are included in the open space area or the pavement/Walks area? Please provide enough elevations to be able to validate the numbers used in the calculations.
11. 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 a 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.
12. 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.
13. 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.
 - a. All proposed improvements adjacent and within SW 34th ST are subject to Broward County Highway Construction and Engineering Division (BCHCED) review and approval. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Note: Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Case Number: UDP-S23008

CASE COMMENTS:

Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment.

1. Provide the following flood zone data on the site plan (2014 FIRM 12011C0559H, ("AE" /BFE 6' NAVD), ("AH" BFE 11' NAVD 88), ("AE":, BFE 13' NAVD 88) and PRELIMINARY MAPS ("AH"/BFE 11' NAVD 88), ("AE" /BFE 8' NAVD 88), ("AE" /BFE 13' NAVD 88), ("AE" / BFE 5' NAVD 88).
2. Provide a delineation of flood hazard areas, and flood zone(s), base flood elevation(s),and ground elevations if necessary for review of the proposed development.
3. Provide location of the proposed activity and proposed structures, and locations of existing buildings and structures and show how the flood zone delineation crosses or impacts the new proposed structures.
4. Elevation requirements. All new buildings and substantial improvements of buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code or the base flood elevation plus one (1) foot, whichever is higher. (BFE Base Flood Elevation + 1 foot Freeboard = FFE Finish Floor Elevation) (CFL Flood Ordinance CH 14-11).
5. Please show the (FFE) finish floor elevation using the (NAVD 88 datum) for the flood zone that impacts that particular area of the structure from the site plan that you are updating to show the flood zone delineations on the following (Sheet A.03,A.04) pro shop plan),(elevations Sheet A.05,A.06),(Sheet A.10; 1st floor plan),(Elevation sheets A.13,A.14,A.15),(Concession floor plan Sheet A.17),(Elevation Sheet A.19, A.21, A.23,A.24).
6. The Lakehouse Concessions building show the flood zone delineation that impacts this structure.





Informational Items

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) 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

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?nodeld=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



Case Number: UDP-S23008

CASE COMMENTS:

Please provide a response to the following.

1. Please provide the Arborist report with the submittal.
2. Trees and or palms marked unknown must be identified for mitigation purposes.
3. Tree preservation requirements apply, please have your Arborist evaluate trees and palms for additional relocations.
4. While the tree disposition sheet indicates some palms and a couple of trees to be saved in place and or by relocation, the Department sees that there is additional trees and palms with health condition ratings of 60 percent or better that may be good candidates for relocation. Please make contact with the city's Park Department, provide the tree survey, disposition sheets, and Arborist report that they may have an understanding of trees and palms that may be saved by relocating. Also, please provide the installation plan for their knowledge of the location of trees and palms to be relocated to and those remaining in place. Please investigate and coordinate with the city's Park Department for additional trees and palms to be relocated within areas of this project and within the rest of Snyder Park.
5. Existing trees on installation plan not correlated with tree disposition sheet. Example is the three trees shown as QVE in the parking lot. It appears that they may be tree numbers 267, 268, and 269 on the tree survey, yet on the tree disposition sheet they are shown to be relocated and or removed. Please clarify the discrepancies between plans of the existing trees and palms. If these three trees are to remain in place, additional landscape area appears to be needed for the trees to survive. With tree canopy of between 25 – 45 feet and tree trunks of between 13-to-21-inch diameter, plans show approximately 3.5 to 4 feet of root area of the northern tree. The root protection zone is one foot to one inch of trunk diameter of the tree at a minimum, 3.5 to 4 feet is vastly under size and is not supported by the Department. Please remove parking stalls adjacent to these trees to provide additional root area.
6. 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.
7. Please verify existing overheads along SW 34th Street if they are to be relocated. If the overheads are not being placed underground a change of species required in place of the proposed Live Oak trees. Instead of proposing one species of tree as the street trees along SW 34th Street, please investigate the use of multiple species of differing texture, color, flowering, and cluster of palms.
8. Please provide 90 feet upstream and a 60 feet downstream FDOT line of sight at the ingress / egress and at SW 9th AVE for clear visibility of oncoming traffic on plans. Within these areas of conflict trees if proposed must be installed with a canopy height clearance of a minimum eight feet. 60 percent canopy to 40 percent trunk preferred – 50 to 50 percent acceptable. If palms (compatible with overhead utilities) are utilized, please propose single palms forming a cluster(not grown as a triple), staggered heights with the shortest palm with a minimum 8 feet of clear trunk.
9. Sheet L-216 proposed street trees are shown between the property line and travel lane, whereas sheet L-215 has proposed trees along the property line and within the property line. Need to provide trees that work towards VUA and Street tree requirements. Please provide and indicate those for the VUA and those

for the Street tree requirements for SW 34th Street. For shade trees the minimum on center spacing is to be thirty feet OC, for small maturing trees and palms the minimum would be fifteen feet- maximum twenty feet OC.

10. Trees and or palms to count towards VUA code must not be more than ten feet from the edge of the VUA pavement.
11. Shade trees such as Gumbo Limbo and Live Oak to have at minimum 30 feet from overhead power lines. Please provide a measured distance from those shade trees proposed within the tree islands along the south side of the VUA. If the power lines are not being underground and 30 feet lateral clearance not obtained, change of species required.
12. Shade trees require a minimum 15 feet to a structure. Gumbo Limbo west side of the existing building appears to have less than 15 feet from structure, change of species may be required.
13. Please calculate the dry retention area to allow additional trees, that may tolerate periodic flooding, within this area. Such trees as Cypress, Florida Maple, Paurotis palm to name a few situated as hummocks within the retention area would be a benefit to wildlife.
14. Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this [Section 47-19.5](#) within five (5) years of the effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19).Section 47-19.5.B.2.b.
15. Nonresidential Districts: In nonresidential districts, all fences, and walls, including chain link fence, shall be required to be planted with hedges, shrubs, groundcover, trees, or a combination thereof. These plantings shall consist of varied species, and be located in the area between the property line abutting a street and the fence or wall. Trees may be standard, flowering or palms and shall be installed in accordance with [Section 47-21.6](#), and planted an average of one (1) tree per twenty (20) lineal feet or portion thereof along such fence or wall. All fences and walls which do not provide this landscaping shall be brought into compliance no later than two (2) years of the effective date of the ULDR (June 28, 1997). Such perimeter landscaping shall not be required when a designated conservation area parcel is being fenced.
Section 47-19.5.C.2.
16. There is multiple walkways proposed with 12 to 15 feet widths, please investigate thin trunked palms placed in alternating pattern to provide shade and aesthetically enhancement to the bare court areas. Thin trunked palms only require a minimum planting pit of 3x3 feet area, additional ground covers and or porous surface for tree pit such as ADDAPAVE TP, etc. may also be utilized.
17. There is a planting six feet width planting strip between the courts and sidewalk adjacent to the VUA that only has shrubs proposed. Please include additional palms within this planting strip, also small maturing trees may be proposed within this area as well. If small maturing trees are proposed, please provide a minimum 6 feet canopy clearance when installed.
18. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67622/637889169639070000>
Above is a link to city web page of an approved tree protection barricade detail.



19. Peninsular and island landscape areas placed intermittently every ten (10) parking spaces are not necessary when the landscape area adjacent to the front of the parking spaces is fifteen (15) feet or more in depth. Section 47-21.9.A.4.e. Please provide additional tree islands and shade trees within the VUA.
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. 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. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
5. Every effort shall be made to design around existing, large desirable trees. Parking spaces which are lost because of saved trees and supporting root system pervious area may be counted as spaces installed by the director, up to ten percent (10%) of the required parking count.

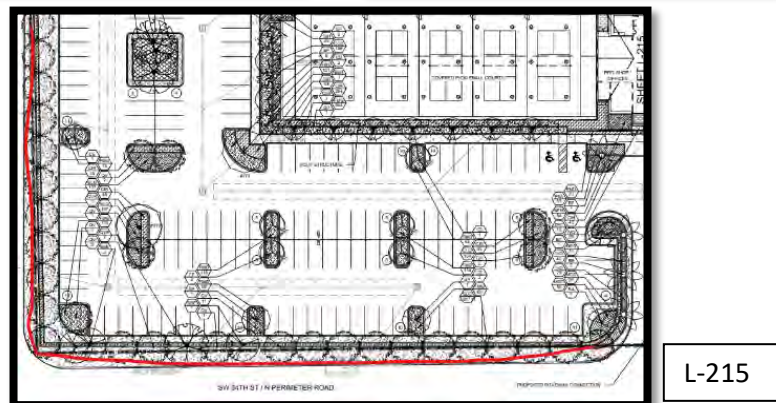
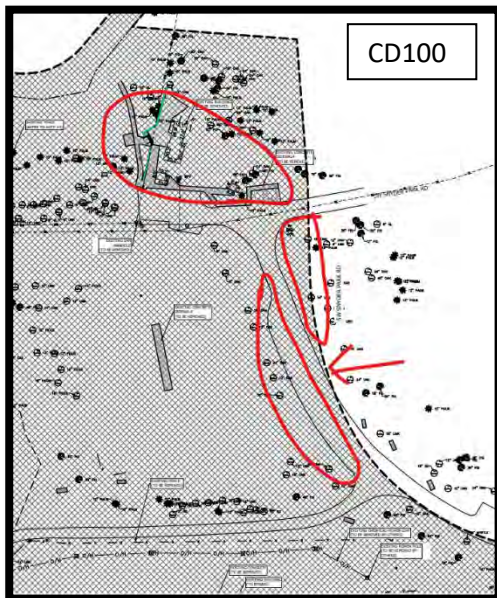


Case Number: UDP-S23008

CASE COMMENTS:

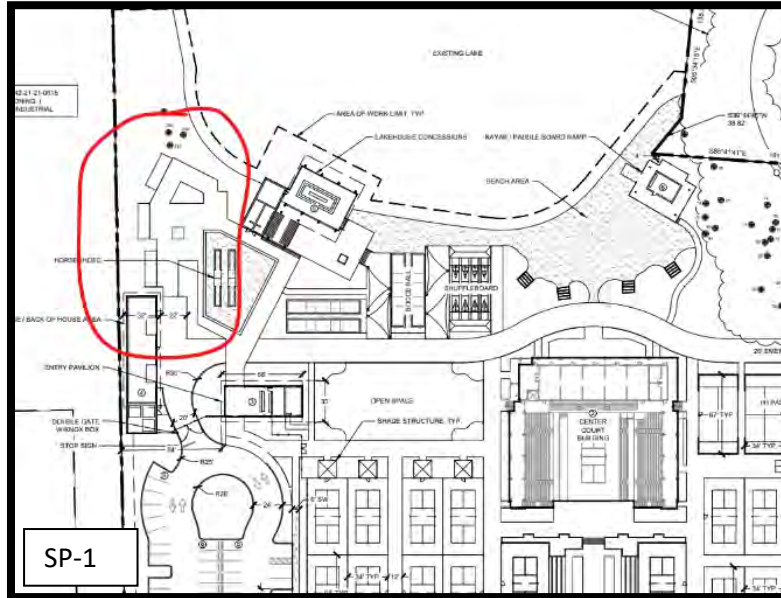
Please provide a response to the following.

1. The Comprehensive Agreement states the Pickleball Site is limited to approximately 8 acres. Sheet SP1 Site Data indicates 11.51 acres. Clarify the acreage difference.
2. Sheet SP1 Site Data indicates a 7.90-acre lake, however just the eastern edge of the lake is included in this project. Clarify this calculation.
3. Sheet SP1 Legend does not include key for bold line. What does this represent? If this is meant to illustrate the limit of work line, this must truly represent the limit of work. For example, CD100 Demolition Plan (below) illustrates demolition of will remove approximately 20 existing parking spaces along W edge of road and reconfigure the road radii; remove handicapped parking and structures along NE area. This hatched area shown with red arrow below does not appear to coordinate with 'limit of work' line on ALL sheets. Additionally, it does not appear that grading or replanting in these demolition areas are proposed (see below) Likewise, the ROW along 34th Street and 9th Ave does not appear to be included in work are, landscape improvements are proposed (see below). All sheets must have accurate 'Limit of Work' line illustrated and labeled.

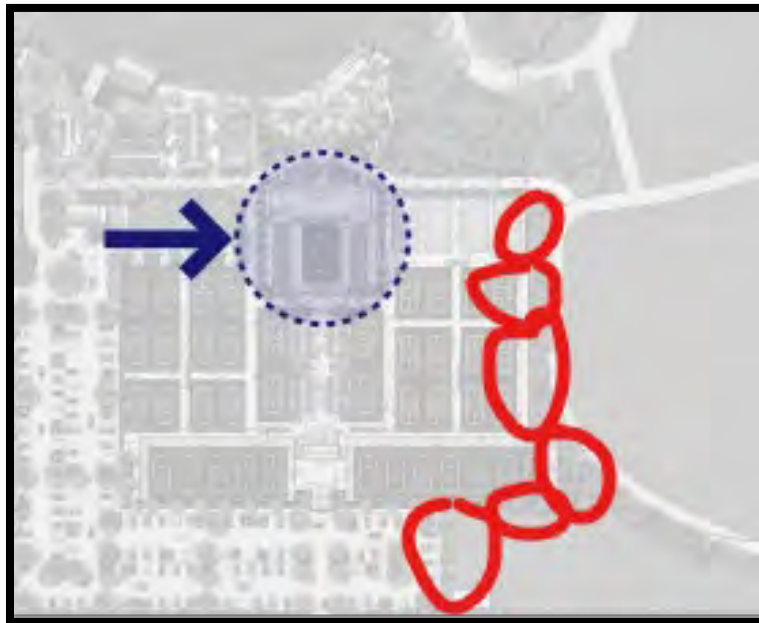




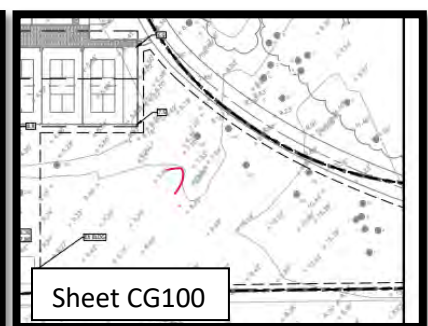
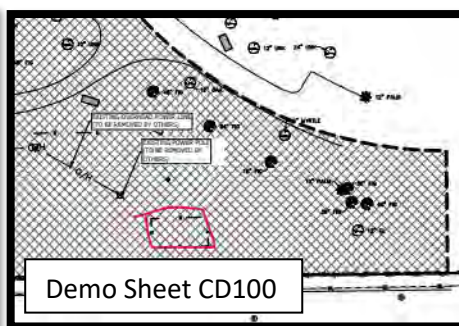
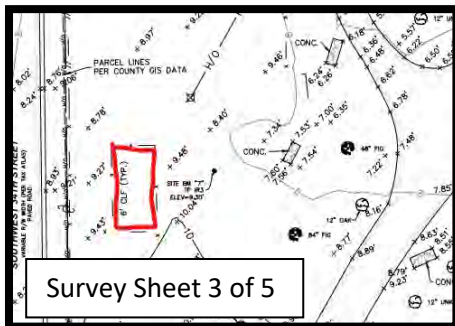
4. Sheet SP-1 - Illustrate Food Truck area. Are these permanent structures or temporary to be rotated? If rotated, clarify how this maneuvering will occur.



5. The Comprehensive Agreement, Exhibit B, illustrates access onto SW 9th Avenue. However, the proposed site plan (Sheet SP1) illustrates only one access from 34th Street. Why has this SW 9th Avenue access been removed? The City has concern with cut-through traffic being created from 4th Ave through this very active park, having the Emergency Access Road become a cut-through due to lack of easier access around site. Consider alternate parking layout for additional accessway onto SW 34th Street to contain pickleball traffic and lessen Snyder Park impact.
6. In relation to Comment 5, the Comprehensive Agreement states operating hours for pickleball can be 6am – 12am, where regular City Park Hours are 7am – 8pm. Explain and illustrate route and operations for such service and delivery vehicles (Amazon, Laundry, Food Service, Entertainment, Food Trucks, Special Events, etc.) occurring during and outside of regular park hours.
7. Sheet A.16 Rendering illustrates large shade tree coming through deck. This does not match Sheet A.17 floor plan or Sheet L-213 Landscape plan. Please clarify.
8. Sheet A.28 Rendering illustrates large pedestrian dock. This does not match Sheet SP 1 site plan. Likewise, firepits and swimming are illustrated. These do not appear to be included in acceptable uses or amenities for a City Park. Please clarify.
9. Provide details of E standard pickle ball courts (in red below) and how they relate to the adjacent park use (is it fenced so it cannot be accessed from park, are there building walls at east perimeter of courts, how tall is berm, etc.). For example, Sheet L-216 illustrates containers along E of courts, but this does not appear to be specified anywhere on-site plans.



- 10. In relation to Comment 9, provide proposed details for existing Train Depot structure.
- 11. In relation to Comment 9, provide details for the perimeter along 34th Street. Is there a fence or wall? If so, be aware of ULDR Section 47-19.5 in respect to fence/wall opacity and required setbacks and required landscaping within the property line. Such setbacks and landscape requirements are not clear on Sheet SP1, L-215 & L-216.
- 12. Survey Sheet 3 of 5 – illustrates City Nursery Structure and Demo Sheet does not state its removal, however, Civil Sheet CG100 does not illustrate it is remaining. Provide detail illustrating where City Nursery structure is proposed to be relocated.



- 13. The Comprehensive Plan states that all Recreational activities will not be interrupted. Provide plan illustrating where disc golf stations will be rerouted, in accordance with verbal conversations with the City.
- 14. Sheets L-201 and L-202 Tree Disposition plan appear to have a significant number of trees that are candidates for relocation within Snyder Park. Contact Parks & Recreation to coordinate trees to be relocated. Provide relocation/root pruning specification for trees to be relocated.
- 15. Sheet L-220 Adjust size to be multi-stem for CSB and EF.



16. Sheet L-220 Adjust size to be Florida Fancy for CH.
17. Sheet CG-100 Grading Plan appears to cutoff the SE area where Dry Retention is proposed. Please clarify.
18. Sheet CG-100 Provide detail for NW corner to avoid lake bank collapse after existing road is removed.
19. Sheet CD100 Demolition Plan appears to cut off NW corner. As per comment 3 above, please clarify actual limit of work line.

GENERAL COMMENTS

The following comments are for informational purposes.

20. The Pickleball site is proposed to be 'dog-friendly' and should provide an area to walk their dogs and signage to pick up after their dog. Note that the City currently has six dog-friendly areas within our parks with all other areas prohibit pets, with the exception of trained service animals. Provide signage alerting Pickleball patrons that they [cannot walk their dogs in the park ... dogs are only allowed in the Snyder Park Bark Park and Snyder Park Dog Swim areas].
21. Where will construction trailer be located? How will construction equipment be staged during construction? Where will construction vehicles be accessing the construction area? Where will contractor parking be located? Will west park road be closed while it is reconfigured?



Case Number: UDP-S23008

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, playing courts, stands, and all common areas. It should be capable of retrieving an identifiable image of a person.
6. Emergency communication devices should be placed in the parking lots and play areas. These should be easily identifiable and accessible.
7. Offices, restrooms, pro-shop, 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-S23008

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash services shall be provided by the city of Fort Lauderdale
2. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
3. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
4. Containers: must comply with 47-19.4
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. Solid waste collection shall be from a private loading dock.
7. 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.
8. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to 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-S23008

CASE COMMENTS:

1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. 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.
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. Properly dimension the parking stall dimensions on the plan sets.
4. The center court stadium/grandstand must be parked as Public/private recreation (ballfields, ball courts, pools) 1 parking space per 3 seats.
5. How will pedestrians and cyclist be able to access the site? This plan only accommodates travel by automobiles.
6. How will pedestrians be able to access the site from the park? Provide a clear pathway for this type of access.
7. 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.
8. 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.
9. 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.
10. 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.



11. 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.
12. 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-S23008

CASE COMMENTS:

Please provide a response to the following:

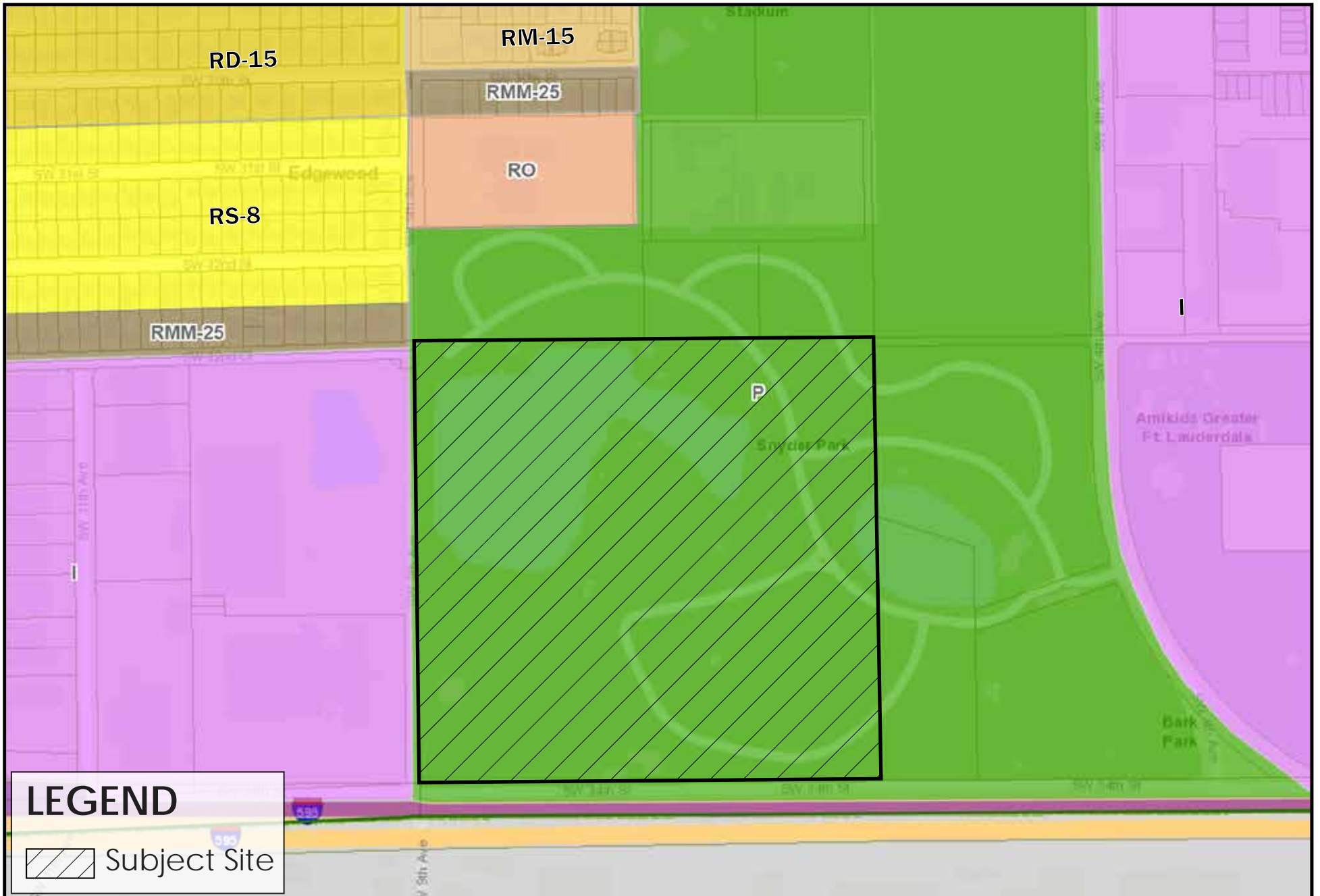
1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Park – Open Space 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. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. 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
4. 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.
5. Indicate if the construction for the proposed project will be phased and if so, provide a phasing plan. 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.
6. Provide the high-water mark on the site plan and other related plans, as it relates to the "Lakehouse Concession" building. Ensure the site plan, elevation plans, and building detail plans for the Lakehouse Concession Building are consistent throughout.
7. Pursuant to Chapter 17, Section 17.6 Maximum permissible dBA sound levels, if residential uses are within two hundred (200) feet of such use, the outdoor sound level limit is sixty-five (65) dBA between 7:00 a.m. to 10:00 p.m. Chapter 17, Section 17.6, provides the regulations on how the sound level measurement shall be taken. Provide the distance measurement from the proposed pickleball courts to the closest residential use.
8. Provide the following changes on site plan:



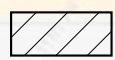
- a. Dimension setbacks from property lines to all structures, specifically along the western property line. Pursuant to ULDR Section 47-8.30, table of dimensional requirements there is a required 25-foot setback from all property lines within Park zoning districts.
 - b. Provide secure bicycle parking locations throughout the site.
 - c. Show centerlines of all adjacent ROWs and dimension widths.
 - d. 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. 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.
10. 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.
11. 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 COMMENTS

- 1) Please note any proposed signs will require a separate permit application.
- 2) 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.
- 3) 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 (June 24, 2023), unless an extension of time is mutually agreed upon between the City and the applicant. The required waiver has been provided by the applicant on February 28, 2023.
- 4) 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-S23008 - Fort Lauderdale Pickleball - 3299 SW 4th Avenue

