



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 8, 2023

**PROPERTY OWNER /
APPLICANT:** 6001 Powerline, LLC.

AGENT: Damon Ricks, Scheffer, Mote & Ricks

PROJECT NAME: 6001 Powerline Road

CASE NUMBER: UDP-S23040

REQUEST: Site Plan Level III Review: Parking Reduction Request
to Allow for Outdoor Storage Use

LOCATION: 6001 Powerline Road

ZONING: Industrial

LAND USE: Industrial

CASE PLANNER: Adam Schnell



Case Number: UDP-S23040

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Property surveys typically should not be older than 6 months. Please provide either a more current survey or a letter from the surveyor stating that existing conditions have not changed since 1/12/2022 (which is the survey date submitted for this project).
2. Discuss how pedestrian access and on-site vehicle circulation will be affected by the proposed outdoor staging area for vehicles:
 - a. Confirm if proposed 'Slide Gates' and 'Swing Gate' adjacent to 'Outdoor Storage Area' will typically be open during normal business hours.
 - b. Confirm if drive aisles within the 'Outdoor Storage Area' will typically be available for 'pass through' pedestrian access and on-site vehicle circulation.
 - c. Since a portion of the required parking for this existing development will be located within the "8' Ht Masonry Wall", confirm how those patrons will typically access the building.
 - d. For proposed 13.0' wide Swing Gate and drive aisle along north boundary of hatched 'Outdoor Storage Area', which are wide enough for one-lane/one-way vehicular travel, confirm direction of vehicular travel and how this will be signed/striped in the plans.
 - e. Just south of 13.0' wide Swing Gate, a portion of the existing 90-degree parking stalls in this row (i.e. just east of hatched 'Outdoor Storage Area') are accessed via a north-south drive aisle located within adjacent private property. As a result, discuss if there is an existing cross-access easement with the adjacent property owner to legally facilitate vehicular access with these parking stalls and also with the east-west drive aisle via the 13.0' wide Swing Gate.
3. Sheet SP-1 (Master Site Plan):
 - a. Site Data table lists 'Building Footprint' as 157,000 SF, but this is not consistent with Parking Data table that lists under Existing Uses/'Warehouse' as 155,657 SF and 'Existing 155,657 SF Building' labeled in plan view. Please reconcile and update plan.
 - b. Parking Data table lists under Existing Uses/'Warehouse' as 155,657 SF, but this is not consistent with 'Previously Approved' Parking Data table (i.e. per Admin Review #UDP-A22015 submittal) that lists under Existing Uses/'Warehouse' as 152,000 SF and 'Office' as 5,000 SF. Please reconcile and update plan and 'Parking Reduction Statement' as appropriate.
 - c. Parking Data table lists under Existing Uses/'Warehouse' as 155,657 SF, but this is not consistent with the following plans issued under Building Permit #BLD-CALT-22110026:
 - i. Sheet SP-1 that lists under Existing Uses/'Warehouse' as 152,000 SF and 'Office' as 5,000 SF. Please reconcile and update plan and 'Parking Reduction Statement' as appropriate.
 - ii. Sheet SP100 (Project Info & Proposed Site Plan) that lists under 'Proposed Building Area Breakdown and Occupant Load Calcs' including 'Office' as 3,628 SF. Please reconcile and update plan and 'Parking Reduction Statement' as appropriate.
 - iii. Sheet A101 (Floor Plans) depicts existing and proposed Reconfigured/New Office uses, that are missing in the Sheet SP-1 Site Data table for this DRC #UDP-S23040 submittal. Please reconcile and update plan and 'Parking Reduction Statement' as appropriate.
 - d. Area labeled as 'Current Open Permit for Work at Loading Docks':
 - i. Depicts a row of 10 parking stalls facing NW 10th Ter, but this is not consistent with the row of 11 parking stalls depicted in the 'Previously Approved' Admin Review #UDP-A22015 submittal and plans issued under Building Permit #BLD-CALT-22110026. Please show/label proposed changes as appropriate with this DRC #UDP-S23040 submittal, compared with the previously approved plans.
 - ii. Depicts a row of 10 parking stalls facing NW 10th Ter, but this is not consistent with the row of 12 parking stalls depicted on Sheet SP100 issued under Building Permit #BLD-CALT-22110026.



- Please reconcile, and show/label proposed changes as appropriate with this DRC #UDP-S23040 submittal.
- iii. Discuss 'Swing Gate' located adjacent to 'Existing Loading Docks' that appears to be in conflict (when in the open position) with 5' width concrete sidewalk (that provides pedestrian access to/from the building) and westernmost access ramp (that serves the 10' height overhead door).
 - iv. Since there appears to be reconfiguration of proposed curb and landscape area in vicinity of 10 parking stalls facing NW 10th Ter, provide updated drainage calculations based on possible increase of on-site impervious areas. If no increase in impervious area calculations is proposed, please submit a letter from the Engineer of Record (EOR) stating this.
 - e. For "8' Ht Masonry Wall" shown/labeled along west property boundary (i.e. near row of parking stalls facing NW 10th Ter):
 - i. Provide typical section including conceptual foundation detail, to demonstrate that proposed wall and foundation are located entirely within private development, and do not encroach beyond west property boundary.
 - ii. Discuss how proposed wall may conflict with existing trees located in vicinity of west property boundary, as depicted on Boundary & Topographic Survey, especially 'Tree Detail Sheet' (i.e. Sheet 4 of 5).
 - f. For "8' Ht Masonry Wall" shown/labeled along north property boundary:
 - i. Provide typical section including conceptual foundation detail, to demonstrate that proposed wall and foundation are located entirely within private development, and do not encroach beyond north property boundary.
 - ii. Discuss how proposed wall may conflict with existing trees located in vicinity of north property boundary, as depicted on Boundary & Topographic Survey, especially 'Tree Detail Sheet' (i.e. Sheet 4 of 5).
 - g. For "8' Ht Masonry Wall" shown/labeled adjacent to 90-degree parking stalls, provide typical section including conceptual foundation detail, to demonstrate that proposed wall and foundation still accommodate 18' (min) length parking stalls per ULDR Section 47-20.11.A.
4. Since the # of required parking stalls is proposed to be reduced, discuss if the 'Existing Parking to Remain' parking stalls will be re-striped in areas where faded.
 5. Provide for reference an updated version of 'Conceptual Civil Engineering Plan' in this DRC #UDP-S23040 submittal, similar to Sheet C-1 included with 'Previously Approved' Admin Review #UDP-A22015 submittal, that depicts the latest on-site stormwater infrastructure layout along with the proposed "8' Ht Masonry Wall".
 - a. Sheet flow drainage of existing parking lot, northward away from existing building structure (per spot elevations depicted on Boundary & Topographic Survey), appears to be obstructed by portions of proposed "8' Ht Masonry Wall" located along south boundary of hatched 'Outdoor Storage Area'. Per the applicant's written response to the ULDR Section 47-25.2 Adequacy requirements, discuss how 'the proposed wall is not anticipated to impact the existing drainage facilities'.
 6. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
 7. Additional comments may be forthcoming at the DRC meeting and once additional/revised information is provided on plans.

GENERAL COMMENTS

1. Prior to issuance of Building Permit, applicant shall obtain a Broward County Exemption Letter (from Surface Water Management Licensing) or a modified general/surface water management license from the Broward County Environmental Permitting Division, based on any proposed increased impervious area.



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CASE COMMENTS:

Please provide a response to the following:

1. Flood review is not required for this permit.

GENERAL COMMENTS

The following comments are for informational purposes.



Case Number: UDP-S23040

CASE COMMENTS:

Please provide a response to the following.

1. As to the required wall along NW 10th Terr.
 - a. There are existing trees in the area of the required wall, the Department highly suggest that a non-continuous footer type wall be investigated and proposed for this site.
 - b. Please provide a detail of the wall to be utilized.
 - c. As per Section 47-19.5. wall facing the street to have a continuous planting (hedge) and one tree per twenty feet or partial thereof of wall. Trees may be standard, flowering or palm to fulfil the planting requirement. Please show sketch identifying code required landscape on plans.
2. 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:



Case Number: UDP-S23040

CASE COMMENTS:

Please provide a response to the following:

1. 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.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 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 (large multifamily and commercial parcels).
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Solid waste collection shall be from a private loading dock.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened 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.
10. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.***
 - ***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:

Please provide specific details of solid waste and recycling collection per building



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CASE COMMENTS:

1. 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.
2. The previously approved set mentioned 5,000 SF of office, is the office use being replaced with warehouse use? If not then the office space shall be parked at a rate of 1 parking space for 25 SF of gross floor area of office use.
3. The total building area in the proposed set is less than the previously approved set, are there areas of the building that are being proposed to be demolished?
4. The parking data table is incorrect, data table says 214 parking spaces are being provided when 173 are being provided, revise the parking data table.
5. In the parking data table, show the floor area for each bay and show the parking requirements and provided parking for each bay.
6. If some areas of parking are to be segregated, then provide the floor layout plan and show the parking requirements for each bay and show how the parking is accessible to each bay.
7. Add the ITE parking generation sheets to the parking reduction statement.
8. 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.
9. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum Stacking requirements of one (1) stacking spaces is not being met at both driveway locations. A stacking area shall be designed to include a space of twelve (12) feet wide by twenty-two (22) feet long for each vehicle to be accommodated within the stacking area and so that vehicles within the stacking area do not block parking stalls, parking aisles or driveways of off-street parking facilities.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
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. The drive aisle on the northern portion of this site that provides access between the gated and non-gated parking lots must be a minimum of 20 feet wide to accommodate two way vehicular traffic.
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. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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

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CASE COMMENTS:

Please provide a response to the following:

1. 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 January 8, 2024, 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 Industrial 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 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.
4. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
5. Provide an authorization letter from the property owner and address verification form.
6. Provide an updated Development Application Form that is signed by 6001 Powerline LLC and the Authorized agent.
7. Provide an updated survey that reflects existing conditions and delineate applicable incumbrances reflected on the Title Commitment. Clarify symbols 1-4, D and F on survey.
8. Provide Landscaping Plans.



9. Provide the following changes to the site plan:
 - a. Clarify green symbols BFP, Fc, FI and F on site plan.
 - b. Label landscaped area.
 - c. Provide floor plans for existing uses.
10. Provide clarification on whether cross access easements exist between 6191 North Powerline Road and 6001 North Powerline Road.
11. Update the parking data table to include offices, which is parked at 1 parking space per 250 square feet of office, per ULDR Section 47-20.2. - Parking and loading zone requirements, Table 1.
12. Provide wall product material, images and pictures of actual application, and wall specifications.

GENERAL COMMENTS

1. Please note any proposed signs will require a separate permit application.
2. 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.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) 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.



UDP-S23040 - 6001 POWERLINE RD.



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