



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 12, 2023

PROPERTY OWNER / APPLICANT: Coral Ridge Shopping Center Tr; Gumberg Asset Management

AGENT: Nectaria Chakas, Lochrie & Chakas, P.A.

PROJECT NAME: Coral Ridge Publix

CASE NUMBER: UDP-S23044

REQUEST: Site Plan Level II Review: 67,043 Square Foot Grocery Store

LOCATION: 3400 N. Federal Highway

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Tyler Laforme



Case Number: UDP-S23044

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 the 2020 FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2020 FBC.
5. Provide building construction type designation per Chapter 6 of the 2020 FBC.
6. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
7. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
8. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
9. Specify required number of exits based on travel distance, occupancy load, and use per section 1006 of the 2020 FBC.
10. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.
11. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
12. 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-S23044

CASE COMMENTS:

Prior to City Commission Meeting, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website.
2. 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
3. Show on the Site Plan all the existing easements and provide a copy of the recorded documents affecting the proposed development (within the limits of work) accordingly (i.e. easements, dedications, agreements, vacations, etc.). Note, vacation of any public Utility Easement would require a separate DRC submittal, DRC staff support, and City Commission approval.
4. Demonstrate how this development will have legal access though the existing drive west of the development boundaries.
5. For existing franchise utilities easements such as FPL, please obtain a 'letter of no objection' from the private utility owner that has interest in said easements for construction of the proposed improvements (including walls, landscape trees, etc.).
6. Provide disposition of existing utilities on-site and within the adjacent right of way that may be 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.
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Proposed back of sidewalk along the South side of NE 33 St shall be at the existing property line. In addition, proposed sidewalk shall extent north across driveway access point.
8. Proposed improvements on adjacent private property (south and east) would require written permission from those property owners.



9. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
 - a. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
10. Sanitary sewer collection/transmission systems shall be constructed to preclude the deliberate introduction of stormwater, per Rule 62-604.400, F.A.C. Therefore, please ensure compacter drain meets minimum elevation of either the raised concrete slab or the drain shall be set at or above the 100-year Broward County elevation to minimize inflow and infiltration into the City's sanitary sewer system.
11. Proposed service driveway on NE 33 St shall be perpendicularly aligned to the road. Alternatively, driveway may be redesigned as entry only. Please correct plan sheet A4.0 to reflect current architecture site plan.
12. Provide and label typical roadway cross-sections for the proposed development side of NE 33 ST as appropriate.
13. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
14. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
15. For parking lot layout:
Please refer to Sec. 47-20.11. - Geometric standards, and provide all the necessary dimensions.
16. Provide conceptual Water and Sewer:
 - a. The 1.5" Meter is to go into the public R/W.
 - b. The Proposed Fire Hydrant appears to be a relocated fire hydrant. Show original location.
 - c. Is the intent of that hydrant to be private? If so, label it as such. If not, it will require a utility easement.



17. Landscape Plans

- a. On the NE corner, Maintain 5 feet of separation from proposed trees to existing watermain.
- b. Label separation from trees to underground utilities.
- c. 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.

18. 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, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

- a. Drainage calculations will be reviewed once the comment above has been addressed.

19. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and modification 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 5-year/1-day storm event drainage criteria).

20. 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.

21. 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.

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-S23044

CASE COMMENTS:

Please provide a response to the following:

1. Structure is currently located in 0.2 X flood zone. Structure is not in a Special Flood Hazard Area.
Response not needed.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone show property will become AE 6.

Case Number: UDP-S23044

CASE COMMENTS:

Please provide a response to the following.

1. Section 47-21.15. A. 4. F: That a specimen tree having a caliper measurement of eighteen (18) inches or more shall be limited to the option of providing equivalent value by cash only deposited to the tree canopy trust fund at the time the removal permit is issued. Section 47-21.2. A. 13. Equivalent value. An amount of money, which reflects the cost of replacing a dicot or conifer tree, determined by multiplying the cross-sectional surface area measured at four and one-half (4 ½) feet above grade commonly known as "diameter at breast height (DBH)" of the tree (measured in square inches) by the following values (based on the cost of obtaining an equivalent replacement according to classification of the tree as listed in the table of tree evaluation of the department): a. Class A—Twenty-five dollars (\$25.00) per square inch. b. Class B—Twenty dollars (\$20.00) per square inch. c. Class C—Fifteen dollars (\$15.00) per square inch. d. Class D—Ten dollars (\$10.00) per square inch. e. Class E—Five dollars (\$5.00) per square inch. f. Class F—Zero dollars per square inch. g. Equivalent value of a monocot is determined by multiplying the number of trunk feet to the terminal bud by thirty dollars (\$30.00) per foot. Please correct mitigation for specimen trees as to their equivalent value and Coconut palms at \$30 dollars per foot trunk height.
2. Section 47-21.15. A.3. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted.
3. Tree preservation requirements apply to development and redevelopment sites and should be followed. Please investigate site design to keep large, desirable trees within their existing location or relocate to new location.
4. Please investigate the proposed public realm of the sidewalk along NE 33rd Street to be placed on site, whereas street trees may be placed between the sidewalk and travel lane. Or, at a minimum place the back of the sidewalk to the property line allowing low groundcover shrubs to be located within this landscape area between the sidewalk and travel lane.
5. Please verify VUA calculations of 81,392sqft. includes the structurally covered VUA. The Landscape code only pertains to the VUA that is at grade and open to the sky. Tree requirements are based on the area of the VUA not the twenty percent landscape area required for the VUA.
6. VUA trees that count towards site requirements are to be located no more than ten feet from the edge of VUA pavement. Existing trees in a healthy growing condition may count towards site requirements.
7. Section 47-21.12. A.3. Interior landscape area. At least thirty (30) square feet of interior landscape area shall be provided for every interior parking and loading space and shall not be part of any perimeter landscape area. Please provide calculations and demonstrate interior landscape area requirements of square footage is being met.

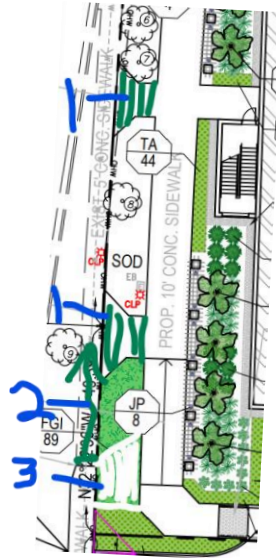


8. Please provide alternative design to the cart corral whereas a tree island is to provide interior landscape area and canopy tree. Please allow the Department to suggest that may benefit the site in meeting requirements. The parking stalls appear to be proposed at ten feet width. Utilizing two parking stalls would allow the larger shade trees (15 feet width planting area) and allow for the four to five feet width for the cart corral. If there is adequate space, there could be a possible hedge between the cart corral and adjacent parking stall along with a concrete curb. A somewhat similar set up was provided at the Publix at 1744 N Federal HWY.
9. As per Section 47-21.12. C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas.
10. As per Section 47-21.9. G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area. The Department suggest the Soil Cell system for traffic use areas due to weight load of vehicles.
 - b. Please provide a detail of product use proposed CU Structural Soil and or Soil Cell system.
 - c. Please provide hatching of extent of use on Landscape, Civil, and Site plans.
 - d. Please show measured width of landscape islands on plans.
11. Turf grasses not to exceed fifty percent of the site's landscape area. Please provide calculation of percentage proposed of turf grass as to the Net Lot Landscape Area.
12. Section 47-21.12. A.4.d. All peninsular and island landscape areas shall be planted with at least one (1) tree. Island at end of parking row at existing signage requires a tree (palms may also be utilized).
13. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Small maturing trees and palms the department supports seven and a half feet. Please show measured clearance between light fixture and trunk of tree and or palm.
14. Conflict with proposed utilities and tree islands in the southeast area of the VUA. please shift out the utilities from the required landscape tree islands.
15. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on planting plan and include calculations in table.
16. Along Federal HWY west of the proposed sidewalk wrapping around at the corner of NE 33rd Street to the entry of the shopping center, the Department views these areas for visual enhancement. The visual enhancements would be in mass shrub plantings of texture and colors mixed in with the trees in place of



only turf grass. Having shrub groundcovers strategically located closer to the vehicle traffic areas not only improves the pedestrian experience along the sidewalk yet draws attention to the development.

17. As to the existing sidewalk along Federal HWY from the area of the store north to the transitioning area, please remove and create this as landscape area. as numbered #1 the two connecting would not be needed from the existing to the new sidewalk. #2 removal of the existing sidewalk from the transitioning area northward. #3 transitioning area from the existing to the new sidewalk.



18. 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 apply for these at 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. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6, A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S23044

CASE COMMENTS:

Please provide a response to the following:

1. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person and a vehicle license plate.
2. Light reflecting paint should be used in the parking garage area to increase visibility and safety.
3. All restricted areas and employee only areas should be access controlled and labelled as such.
4. Parking garage should have access control for closed hours to prevent unwanted overnight access.
5. Office and 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.
6. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.
7. Exterior "Public/Pedestrian Seating" should be avoided. Any seating area should use CPTED concepts to prevent loitering and/or sleeping on benches.
8. Glass doors and windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
9. All glazing should be impact resistant.
10. Building should be pre-wired for an alarm system.
11. Lighting and landscaping should follow CPTED guidelines.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23044

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



Case Number: UDP-S23044

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. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls for off-street and on-street parking stalls.
3. The sidewalk on Federal highway shall stay aligned and continue through the driveway.
4. Show inbound and outbound stacking requirements from the back of sidewalk 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. This proposal is required to have a minimum of 2 (two) inbound and 1 (one) outbound stacking space off of Federal Highway, intersecting drive aisles or parking must not conflict with this stacking requirements and shall be relocated.
5. 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.
6. Tighten the driveway that is located at the intersection on NE 33rd St and NE 22nd Avenue. The driveway should be designed in a way that:
 - a. The minimum stacking requirements for one inbound vehicle and one outbound vehicle are being met.
 - b. There are clear unobstructed sight triangles.
 - c. Approaches of the driveway and intersection are as close to 90 degrees as possible.
 - d. Driveway approach travel lanes shall be a maximum of 12 feet wide.
7. Per Section 25-62 of the city code of ordinance,
 - a. Sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property, or construction of improvements on developed property when any of the following conditions exist:
 - i. The value of the proposed improvements exceeds twenty-five (25) percent or more of the value of the existing improvements, or
 - ii. The aggregate area of the proposed site improvements is more than twenty-five (25) percent of the area of the development site; or
 - iii. The area of the proposed building or structural addition(s) exceed twenty-five (25) percent of the gross floor area of the existing buildings or structure(s) on the development site; or
 - iv. A proposed change in zoning, use or occupancy results in a higher off-street parking requirement than the existing use, as calculated in accordance with Section 47-20 - "Parking



and Loading Requirements" of the Unified Land Development Regulations ("ULDR"). For the purpose of this section the calculation of the off-street parking requirements shall exclude any parking reductions and exemptions granted for the development pursuant the ULDR.

8. Provide a minimum of 5 feet wide sidewalk on NE 22nd Avenue up to NE 35th Drive. 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. The back of sidewalk shall be placed on the property/right of way line.
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 repair stations, short term and long term bicycle parking and bicycle 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-S23044

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>). Please provide acknowledgement and/or documentation of any public outreach.
2. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before December 12, 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.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The proposed project 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](#)
5. A separate application to vacate the drainage easement along Federal Highway must be submitted.
6. As proposed, the site layout creates safety and design issues with pedestrian and vehicular conflicts at the southwest corner of the building adjacent to Federal Highway. The ground level is parking with the customer entrance shifted away from the corner thereby creating a disconnect to the public realm. The multiple vehicular movements at this corner are unsafe and will create stacking with back-up onto Federal Highway. Applicant must address ULDR regulations for interdistrict and parking design standards to resolve these issues. This was discussed during the preliminary development meeting with staff; however, the formally submitted plans did not address these issues. The following should be considered: (1) Remove the ingress/egress into the parking garage at the southwest corner of the building, (2) shift the customer entrance and liquor store entrance toward Federal Highway to activate the corner and create ground level activity, and (3) enhance the frontage along Federal Highway both from pedestrian experience and activation. See images below for reference.





7. Provide the following changes on the plans:
 - a. On Sheet A2.1, A2.2 and A2.3, the north arrow is depicted pointing south. Ensure north arrows pointed in correct direction on all sheets.
 - b. Provide the location of the dumpster on the site plan. Currently, only trash compactor is indicated.
8. Provide the following changes on the elevations:
 - a. On sheets A2.1D and A4.1, the elevations don't match, specifically the side elevation (west), and Northeast Elevation. Also, the Northwest Elevation on Sheet A6.0 is the Northeast Elevation on sheet A6.1.
 - b. Ensure all elevations match and label all elevations consistently. Use the same 4 labels for all of the elevations to be consistent (ie. North, South, East and West OR Northwest, Northeast, Southwest, and Southeast). Please reach out for clarification if needed.
9. Update all plan sheets, elevations and renderings to match. Use consistent labelling, see below for some clarifications.
 - a. Sheets SP-1/SP-2 and A4.0 provide conflicting information. On sheets SP-1 and SP-2, the curb cut on NW 22nd Avenue to access the loading is shown as being two-way, while the curb cut on A4.0 is shown as one-way in. Clarify which is correct and update the plans accordingly. Ensure all plans in the set match.
 - b. Landscape plans need to show the two large doors on the northeast corner of the site (housing the generator), to be consistent with the other plans.
 - c. Ensure renderings accurately reflect the project site design, landscaping and context. One of the renders shows paving where there is landscaping, and one of the renders shows rooftop mechanical equipment painted the color of the building, with no screening elements at all.
10. Pursuant to ULDR, Section 47-23.9, Interdistrict Corridor Requirements, the intent of this section is to create a built environment that promotes intense pedestrian traffic with placement of buildings and site amenities in relation to the public realm the building activity. The site design should focus on active, safe, superior pedestrian environment through pedestrian amenities and high-quality, creative building design. As proposed, the plans do not demonstrate compliance with this section.
11. Pursuant to ULDR, Section 47-20.5, General Design of Parking Facilities, the truck movement plan does not demonstrate safe and efficient movement for trucks. Address this issue.

12. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
13. Pursuant to ULDR, Sections 47-25.3.A.3.a and 47-20.14, provide legible photometric plan for the entire site with values extended on photometric plan to all property lines.
14. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and such screening shall be part of the building volume as well as be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Indicate screening material on the elevations, and provide the screening elements in the renderings.
 - b. Metal louvers are discouraged. Higher parapet walls should be used to screen the equipment.
 - c. Provide spot elevations on the roof plan for both the roof and top of equipment.
 - d. Note, Additional comments may be forthcoming based on updated plans, elevations and renders.
15. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
16. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art features to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placement of public art on the development site along North Federal Highway in conjunction with the Interdistrict Corridor Requirements.
17. The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

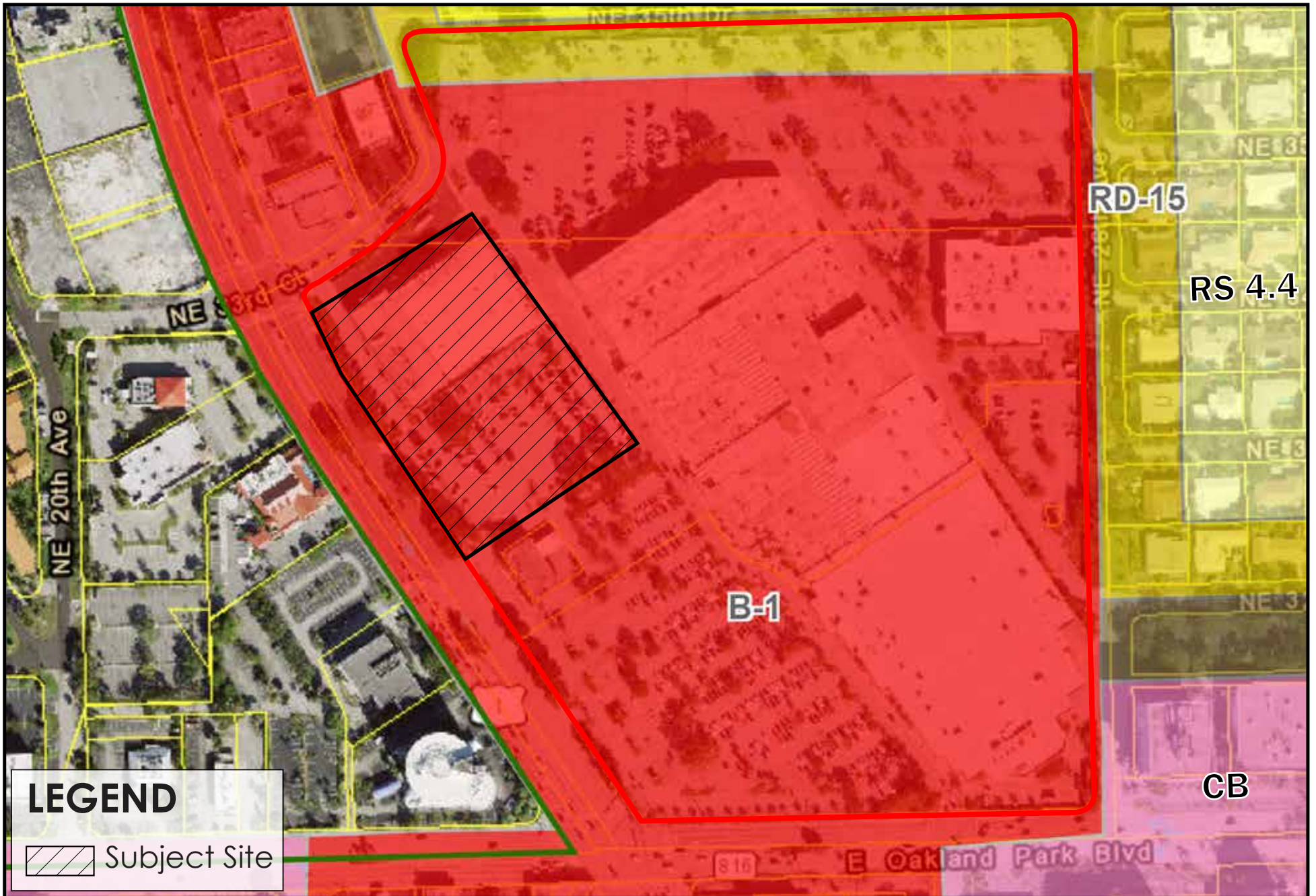
GENERAL COMMENTS

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

1. 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.



2. 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.
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 Final DRC sign-off, please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
4. Additional comments may be forthcoming at the DRC meeting.



LEGEND

 Subject Site

UDP-S23044 - 3200 N Federal Hwy - Coral Ridge Publix

