



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 12, 2023

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

AGENT: Marc Isaac, Parks and Recreation Department

PROJECT NAME: Joseph C. Carter Park

CASE NUMBER: UDP-S23047

REQUEST: Site Plan Level II Review: 26,640 Square Foot
Community Center

LOCATION: 1450 W. Sunrise Boulevard

ZONING: Parks Recreation and Open Space (P)

LAND USE: Park-Open Space

CASE PLANNER: Michael Ferrera



Case Number: UDP-S23047

CASE COMMENTS:

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

1. Show/label proposed Right-of-Way Easements along the adjacent NW 9th St R/W and NW 13th Ave R/W, fronting the property being developed, to complete half of the respective 50' Right-of-Way sections (to be dedicated prior to issuance of Final Certificate of Occupancy):
 - a. Provide 7' width R/W Easement along and abutting north side of the adjacent NW 9th St R/W, where existing NW 9th St R/W is 38' width.
 - b. Provide 5' width R/W Easement along and abutting north side of the adjacent NW 9th St R/W, where existing NW 9th St R/W is 40' width.
 - c. Provide 5' width R/W Easement along and abutting west side of the adjacent NW 13th Ave R/W, where existing NW 13th Ave R/W is 40' width.
2. Show/label proposed 10' x 15' (min.) permanent Utility Easement for any 4-Inch or larger water meter located within the property being developed, to facilitate perpetual City Maintenance access (to be dedicated prior to issuance of Final Certificate of Occupancy).
3. 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. Provide written response to ULDR Section 47-25.2 Adequacy requirements.
4. Update 'Topographic Survey' provided with the following additional information:
 - a. Provide missing southeastern portion of topographic survey (that measures approximately 460' x 90', and identified in Broward County Property Appraiser/BCPA Web Map as Folio #504204370010 and property address 1301 NW 9th St) for this project, located along the adjacent NW 9th St R/W and NW 13th Ave R/W.
 - b. Provide an abstracted survey of the subject property that depicts all easements, encumbrances, and ownership information, and done with the benefit of 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). It is recommended that the survey meet the 2016 Minimum Standard Detail Requirements of the American Land Title Association /National Society of Professional Surveyors (ALTA/NSPS).
 - c. Property lines, public and private easements (including Official Record Book/Page of recorded documents), and adjacent Right-of-Way shall be clearly shown (i.e. especially NW 9th St and NW 13th Ave in the vicinity of proposed improvements), labeled and width dimensioned. All existing features including, but not limited to, structures, roadways, watercourses, above and below ground utilities, inverts, medians/openings, sidewalks, curb cuts, etc. shall be clearly shown and labeled.
 - i. Show/label existing City 12" RCP, 24" RCP, etc. stormwater mains located within the adjacent City R/W (i.e. including NW 9th St), much of which appear to be depicted on the Civil Plans.
 - ii. Show/label existing City 6" CIP water main located within the adjacent City R/W (i.e. NW 9th St) and existing 6" CIP water main located within the property being developed (possibly within existing Utility Easements), which appear to be depicted on the Civil Plans.



- iii. Show/label existing City 10" gravity sewer main and 30" CAS sewer force main located within the property being developed (possibly within existing Utility Easements), and existing private gravity sewer pipes located within the adjacent City R/W (i.e. NW 9th St, between intersections with NW 13th Ter and NW 14th Ave), most of which appear to be depicted on the Civil Plans.
 - iv. Show/label existing on-site stormwater infrastructure, located in the vicinity (and extending to the east and south) of the 'Existing Pool' and circular 'Zero-Depth Pool', as depicted in the SWM plans approved 9/20/2001 with SWM License #SWM2001-132.
 - d. Provide existing spot elevations along south property boundary (50' max. interval spacing) of Folio #504204340010, adjacent to the proposed on-site improvements along NW 9th St R/W.
 - e. Provide existing spot elevations along south, east, and north property boundaries (50' max. interval spacing and at property corners) of Folio #504204370010, adjacent to the proposed on-site improvements along NW 9th St R/W, NW 13th Ave R/W, and private property, respectively.
5. Discuss existing City 10" gravity sewer main and 30" CAS sewer force main that appear to cut through the middle of the property (north-south direction) and existing City 6" CIP water main that extends into the property (north-south direction) near the south center of the property at the NW 15th Ave & NW 9th St intersection. DSD-PW staff may require recordation of permanent Utility Easement(s) as appropriate to facilitate City maintenance access.
6. Landscape Demolition and Tree Protection Plan (Sheets DL101 thru DL105):
 - a. Label disposition of existing City stormwater, water, and sewer utilities on-site and within the adjacent R/W that may be impacted by the proposed improvements.
 - b. Show/label disposition of existing on-site stormwater infrastructure, located in the vicinity (and extending to the east and south) of the 'Existing Pool' and circular 'Zero-Depth Pool', as depicted in the SWM plans approved 9/20/2001 with SWM License #SWM2001-132.
7. Sheet DL104 (Landscape Demolition and Tree Protection Plan): Adjacent to existing concrete pavement area to be removed (i.e. within City R/W, near NW 9th St & NW 14th Way intersection), label disposition of existing dumpsters.
 - a. Please also clearly depict in plans the location of proposed dumpsters, and note that any proposed dumpster doors shall not open into public R/W and/or Right-of-Way Easements.
8. Sheets C102 & C104 (Grading and Drainage Plan):
 - a. Show/label any connections of proposed on-site stormwater infrastructure to existing on-site stormwater infrastructure, located in the vicinity (and extending to the east and south) of the 'Existing Pool' and circular 'Zero-Depth Pool', as depicted in the SWM plans approved 9/20/2001 with SWM License #SWM2001-132.
 - b. Show/label location of Proposed Community Center building roof drains, and their proposed connection(s) to proposed on-site drainage system.
 - c. For proposed contours depicted just to the north, east, and southwest of the Proposed Community Center building, label contour intervals and show with black linestyle (i.e. instead of gray, which indicates existing), similar to 'Prop. Swale Contour' shown/labeled elsewhere on Grading and Drainage Plans.
9. Sheets C103 thru C105 (Grading and Drainage Plan):
 - a. Since existing City R/W is less than 50' width along the adjacent NW 9th St and NW 13th Ave, depict proposed public access sidewalk fronting those streets to be within this private property, with the back edge of 5' (min.) width sidewalk typically abutting the back edge of proposed Right-of-Way Easement.



- b. Depict proposed driveway connections to NW 9th St and NW 13th Ave with paved swales located between proposed concrete sidewalk and existing asphalt travel lanes, per City Detail C1.3R (Driveway Without Curb).
 - c. Delete proposed curbs depicted within adjacent NW 9th St R/W and NW 13th Ave R/W, to avoid concentrating drainage flow (where it currently sheet flows) within City R/W.
 - d. Since existing City streets in vicinity of proposed improvements predominantly have roadside swales, label reference to City Detail D4.2R (Typical Swale Cross Section) for construction of roadside swale in areas of proposed 'Asphalt Surface to be Removed' (i.e. removal of existing backout parking, driveway connections, etc.) and 'Pavers to be Removed' within the adjacent NW 9th St R/W.
 - e. Depict proposed water and sewer lateral connections on Grading and Drainage Plans to help identify potential conflicts.
10. Sheet C103 (Grading and Drainage Plan): Provide and label typical section (i.e. looking east or west) for the Stormwater Facility (i.e. 'Prop. Swale Boundary'), extending between adjacent NW 9th St R/W and Proposed Playground Area.
 11. Sheets C104 & C105 (Grading and Drainage Plan): Continue concrete sidewalk across proposed driveway connections to NW 9th St and NW 13th Ave, per City Detail C1.3R (Driveway Without Curb).
 12. Sheet C104 (Grading and Drainage Plan): Provide and label typical section (i.e. looking east or west) for the Proposed Parking Lot and Drop-Off Area, extending between adjacent NW 9th St R/W and Proposed Community Center building.
 13. Sheet C105 (Grading and Drainage Plan): Provide and label typical section (i.e. looking east or west) for the Proposed Parking Lot, extending between adjacent NW 9th St R/W and north property boundary (i.e. Folio #504204370010) abutting private property.
 14. Sheet C201 (Utility Plan): Since the existing gravity sewer main where the lateral connection is proposed is 10" based on as-builts and GIS, please revise plan as appropriate.
 15. Sheet C202 (Utility Plan):
 - a. Depict proposed stormwater infrastructure layout on Utility Plans, to help identify potential conflicts.
 - b. Show/label existing and/or proposed water, sewer, and stormwater connections with proposed 'Interactive Water Feature' area (depicted on Sheet LF101/Interactive Water Feature Enlargement), to be constructed in place of the existing circular 'Zero-Depth' Pool.
 - c. Revise location of proposed 4" domestic water meter such that it's within private property (but beyond the proposed Right-of-Way Easement) and proposed 10' x 15' Utility Easement.
 - d. For the proposed 4" fire line, place an additional Gate valve prior to the property line.
 - e. For both proposed water service connections (i.e. 4" DIP water main and 4" fire line), where they cross the existing stormwater infrastructure located beneath the swale on north side of NW 9th St, label to avoid conflict with existing exfiltration trench (4' width x 3.25' depth approximately) recently constructed as part of a Public Works Stormwater Improvements Project/Durrs Neighborhood.
 - f. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
 - g. Since the layout of proposed water and sewer lateral connections depicted on this sheet is not consistent with Sheet L304 (Planting Plan), please reconcile and update plans as appropriate.
 16. Provide and label typical section along each property boundary adjacent to the proposed improvements, to demonstrate harmonization with adjacent City R/W and private property:



- a. South property boundary abutting NW 9th St R/W, at adjacent proposed Stormwater Facility (i.e. 'Prop. Swale Boundary').
 - b. South property boundary abutting NW 9th St R/W, at proposed driveway connection.
 - c. South property boundary abutting NW 9th St R/W, not adjacent to Stormwater Facility (i.e. 'Prop. Swale Boundary') or proposed driveway connection.
 - d. East property boundary abutting NW 13th Ave R/W, adjacent to proposed driveway connection.
 - e. East property boundary abutting NW 13th Ave R/W, not adjacent to proposed driveway connection.
 - f. North property boundary (i.e. Folio #504204370010), abutting private property.
17. Sheet L304 (Planting Plan):
- a. Since there is a proposed drainage inlet in conflict with the proposed domestic water and fire line on site, please revise plans as appropriate.
 - b. Since there is a Royal Poinciana proposed on top of the proposed domestic water and fire line, please revise the tree or utility location to avoid the conflict.
 - c. Show/label 10' (min.) clear horizontal separation between proposed trees and existing City utilities located within the adjacent NW 9th St R/W.
 - d. Since the layout of proposed water and sewer lateral connections on this sheet is not consistent with Sheet C202 (Utility Plan), please reconcile and update plans as appropriate.
18. Sheet A103 (Overall Site Plan)/Project Data table:
- a. List existing total # of parking stalls required and provided for this property (and a breakdown of the uses), as well as for proposed building improvements.
 - b. List SF areas for each of the existing buildings to be demolished (i.e. including Gymnasium, Recreation Center, Annex, etc.), to help tabulate the overall net increase in proposed building SF areas.
19. Sheet A602 (Details): Section 4 (Canopy Section) – Label vertical clearance beneath proposed canopy over the vehicular drive aisle and Drop-Off area.
20. Stormwater Management Report:
- a. PDF Page 3 – Since the proposed improvements are located within an area previously approved with Surface Water Management License #SWM2001-132, please discuss if revision to that SWM License #SWM2001-132 and plans will be submitted to Broward County for their review/approval.
 - b. PDF Page 20 – Confirm if the 'Trench Length Required for Eq 2 = L₂' conservative formula should apply for this project (i.e. since D_s > D_v), and update the drainage calculations and plans as appropriate.
21. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. 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>.

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-S23047

CASE COMMENTS:

Please review the following correction comments.

1. The property and structure are in the following flood zone under the FEMA Flood Insurance Rate Maps of 2014 FIRM (1201100368H), flood zone AH, (with a base flood elevation of 6 ft. NAVD 88.). The preliminary maps show a base flood elevation of 6' NAVD/AE Flood Zone. Provide comments that this building is dry flood proofed to BFE 6 + 1' freeboard=7' NAVD. The finish floor elevation of the existing building if project is considered substantial improvement should meet BFE 6' +1'=FFE
2. Provide the finished floor elevation on (sheet A101, If the FFE varies then provide that FFE for all enclosed rooms with a different FFE.
3. Provide finish floor elevations (FFE) for all equipment to include AC units and generators to meet and be elevated to 7' NAVD 88 is top of pad elevation that equipment will sit on.
4. Sheet C102 shows the FFE OF 9' NAVD for the new community center. Update all FFE on sheet A101.

Informational Items

(Code of Ordinances, Chapter 14),

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

Informational Items

Case Number: UDP-S23047

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-S23047

CASE COMMENTS:

Please provide a response to the following.

1. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
2. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations.
3. Tree preservation requirements apply and should be followed. Please have ISA Arborist investigate trees and palms that are good candidates for relocation and provide their findings.
4. Proposed air-cooled chiller mechanical equipment to be screened as per code Section 47-25.3. A.3.I. utilities.
5. Please provide a continuous landscape buffer hedge (minimum 24inch height on 30inch centers upon installation) adjacent to the proposed parking lot along the neighboring property to the north and adjacent right of way.
6. Provide, in tabular format, all required versus provided landscape calculations for the proposed VUA under Section 47-21.12. and demonstrate how they are being met.
7. Demonstrate any underground utilities along NW 9th Street that improvements such as street trees may be provide.
8. There appears to be existing pavers for on-street parking along area of NW 9th Street, please verify if these pavers are to remain and rehabilitated or remove. Please remove unneeded asphalt from ROW swale and improve this swale landscape areas with sod.
9. Planting schedule to include the sizes of landscape materials.
10. 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). 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.
11. 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. 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.
2. 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.
3. 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.

Case Number: UDP-S23047

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 Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking lot, playground, water park, gym, and common areas. It should be capable of retrieving an identifiable image of a person and a vehicle license plate.
6. Emergency communication devices should be placed in the parking lot, playground, and water park areas. These should be easily identifiable and accessible.
7. Water park should be equipped with a child proof access control feature to prevent unsupervised children access to the area.
8. Office, restroom, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
9. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
10. All lighting and landscaping should follow CPTED guidelines.
11. CPTED fencing should surround the entire perimeter.

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-S23047

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. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high 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.
9. 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-S23047

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. Concrete sidewalks in the public right of way should continue through the site's driveways.
3. 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. 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.
4. 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.
5. 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.
6. 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.
7. 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-S23047

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/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The sites are designated Parks, Recreation and Open Space and Medium Residential on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
3. Provide a Plat Determination Letter from
4. Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). 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. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-25.2, Adequacy Review
6. Update site data to include parking and bicycle parking data.
7. Provide the following changes on the site plan:
 - a. Provide an overall illustrative site plan that clearly depicts the property with the site boundaries, setbacks, and proposed changes. See example image below.



- b. Clearly delineate proposed parking stalls, including the landscape islands.
- c. On sheet C301, one of the accessible spaces depicts the width at 5 feet. Revise accordingly.



- 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.
 - e. Provide truck turning radii and circulation to ensure adequate space is available for movement of emergency vehicles and trash trucks.
8. Provide the following changes to the elevations:
- a. Sheet G101 depicts overflow parking entrance and exit. Provide additional information on the location of the overflow parking.
9. The southeast portion of the site, where parking is proposed, has a Future Land Use Designation of Medium Residential and is zoned Parks, Recreation and Open Space. Clarify if this parking is for a future phase as surface parking is not permitted in this land use designation.
10. There should be improved sidewalk connections from the surrounding residential communities to the park and throughout the park, specifically from areas closest to the residential with bike racks strategically placed throughout the park. Depict how this is being met both with a response to this comment and location on plan set.
11. As proposed, the project improvements are heavily focused on the south and southeast portion of the property which is near residential. This will create an increase in vehicular traffic near residential areas. Consider relocating/shifting the building and parking to the north of the property, away from the residential properties..
12. The overall design of the proposed community center is primarily focused on the south façade. Similar materials utilized on the south façade should be incorporated on the east façade as well. The east façade is facing and visible from an internal road and emphasis should be placed on providing high-quality materials and varied roof lines as provided on the south façade.
13. 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 shall be at least six (6) inches high above the top most surface of the roof mounted structures. It is unclear where equipment is being placed for the building. Note that rooftop equipment must be screening as stated herein. Provide the following:
- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
14. As per section 47-21.12 of the ULDR, provide a landscape peninsula intermittently at least every ten (10) parking spaces in a row. If this cannot be achieved, then at no more twenty (20) parking spaces in a row, provide a minimum width of eight (8) feet plus one (1) foot for every extra parking space over ten (10) to one or both of the adjacent islands in the row.
15. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Pursuant ULDR Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;



- d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and
 - e. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at kwarfel@fortlauderdale.gov.
16. 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.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 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.
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. 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. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.

