

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24014



**CITY OF FORT LAUDERDALE**



### **CASE INFORMATION**

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<b>CASE:</b>	UDP-S24014
<b>MEETING DATE:</b>	March 26, 2024
<b>REQUEST:</b>	Site Plan Level II Review: Community Park with 9,320 Square-Feet of Community Center, Multipurpose Fields, Playground, Dog Park, and 16 Pickleball Courts
<b>APPLICANT:</b>	City of Fort Lauderdale
<b>AGENT:</b>	Marc Isaac, Parks and Recreation Department
<b>PROJECT NAME:</b>	Lockhart Community Park
<b>PROPERTY ADDRESS:</b>	5101 NW 12th Avenue
<b>ZONING DISTRICT:</b>	General Aviation Airport (GAA)
<b>LAND USE:</b>	Transportation
<b>COMMISSION DISTRICT:</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION:</b>	N/A
<b>CASE PLANNER:</b>	Jim Hetzel

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### **RESUBMITTAL INFORMATION**

- Applicants must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



**Case No: UDP-S24014**

Provide a response to the following case comments.

**CASE COMMENTS:**

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building is located in close proximity to the airport (approximately 1,500 feet). An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
2. A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
3. Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.



Case Number: UDP-S24014

**CASE COMMENTS:**

Please provide a response to the following:

1. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.
2. Dimension accessibility requirements to site per FBC Accessibility Code.
3. Membrane structures and signs must be capable of withstanding wind load pressures dictated by Chapter 16 of the FBC and ASCE 7-22.
4. Membrane structures must comply with Chapter 31 of the 2023 FBC.

**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](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, 2023, 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](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-S24014 (Lockhart Community Park – 5101 NW 12th Avenue)

**CASE COMMENTS:**

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

1. Provide 10' x 15' (min.) permanent Sewer Easement for any first private sanitary sewer manhole located within the proposed development for City Maintenance access (see comment 4.c below); show / label delineation in the plans as appropriate.
2. Provide a minimum of 10' x 15' permanent Water Easements for the two water meters to be located within the proposed development along NW 12th Avenue for City Maintenance access (see comment 4.d below); show / label delineation in the plans as appropriate.
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. 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. <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>
4. Water and Sewer:
  - a. On Water and Sewer Plan show all existing utilities within the right of way on NW 12th Avenue and NW 15th Avenue.
  - b. All water service connections 4-inches and larger should have double valves by the tap location (tapping valve and additional gate valve) per City requirements.
  - c. On the two proposed 8-inch water service connections on NW 12th Avenue meters should be installed within the 10'x15' (min) permanent water easement adjacent to the property line.
  - d. The proposed private pump station should pump into a new manhole to be located within the 10'x15' (min) permanent sewer easement within the property and adjacent to the property line across from the existing City manhole. The new manhole should be connected to the existing City manhole in the right of way by gravity line.
  - e. Verify the information on existing sanitary manhole on NW 15th Avenue that is being proposed for the sewer connection. According to our information the closest gravity sewer manhole on NW 15th Avenue (SSMH-1096) is located approximately 600 feet to the north, or to the east off the property along NW 51st Street and NW 51st Court (SSMH-7336 and SSMH-7341). Please email [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov) to obtain copies of the city utility maps as applicable to the project location.



5. The provided survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
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. The pathway along the western property line adjacent to NW 15<sup>th</sup> Avenue leads pedestrians into the roadway with no connecting sidewalks.
8. Depict/label existing/ stop sign/bar on the northern side of the sight adjacent to the stadium.
  - a. Sheet C306 is not showing images/plans.
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. Depict on Civil/ESC and Landscaping
10. Clearly depict trash enclosure on site plan.
  - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
  - b. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. A concrete apron shall also be placed entirely on private property.
  - c. Should dumpster be required to have a drain per ULDR Section 47-19.4.D.7, drain shall be connected to a grease traps, oil / sand separators prior to connection to sanitary public



system. Also, the drain shall be protected from stormwater inflow from a 100-year design storm event.

11. The 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.
12. For surface or ground-level parking lot layout:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth for both parking facilities.
  - b. Provide additional drive isle widths.
13. 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. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure (coordinate as appropriate with the respective FDOT agency for mitigation of additional runoff within those jurisdictions).
14. Provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalk as appropriate.
15. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing the proposed design will meet applicable South Florida Water Management District design criteria.
  - a. Please note there is an existing surface water management license (SWM2002-135-2) which includes the north portion of the area that is being proposed to be reconstructed. This area provides drainage for the north parcel; therefore, the calculations shall include the north parcel. The calculations will also need to indicate that drainage adequacy will still be met for the north parcel.
16. Show and label all existing and proposed utilities (utility type, material, and size) on landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.





17. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way
18. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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-24014

**CASE COMMENTS:**

Please provide a response to the following:

1. 2020 FEMA FIRM-Structure is not located in a Special Flood Hazard Area.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. Additional comments may follow pending submission of the complete plan set.



Case Number: UDP-S24014

**CASE COMMENTS:**

Please provide a response to the following.

1. For specimen size trees, provide ISA Certified Arborist report as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
2. 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 of high, medium, and low on a plan, and include calculations in table.
3. Provide street trees along the right of way, as per ULDR 47-21.13. B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
4. Review ULDR Section 47-21.12.C.1 for vehicular use area planting requirements for trees and shrubs. Requirements shall be based on gross VUA area, not the 20% calculated VUA landscape area. Illustrate such requirements on plans.
5. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, especially VUA areas, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
  - b) Provide Structural Soil Detail and composition.
6. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22. E.3.
    - a) This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
    - b) Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
    - c) Irrigation shall be from a permanent water source.
    - d) Please clearly note and illustrate all the above on plan.



7. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
8. 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.
9. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please revise if in conflict, such as, but not limited to:
  - a) Existing 42" D.I.P. WM along NW 12<sup>th</sup> Avenue.
  - b) Existing 24" D.I.P. FM along Commercial Blvd.
  - c) Proposed sewer line connecting at East of NW 52<sup>nd</sup> Street with Existing Tree #2
10. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
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:

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. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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-S24014

March 26, 2024

**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. Community Center 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, playing courts, stands, water feature, dog park, and all common areas. It should be capable of retrieving an identifiable image of a person.
6. Emergency communication devices should be placed in the parking lots, community center, water park, pickle ball courts, and all play areas. These should be easily identifiable and accessible.
7. Community Center, offices, restrooms, classrooms, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
8. The entire park property should be contained with CPTED friendly fencing to prevent unauthorized intrusion when the park is closed.
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.

**GENERAL COMMENTS**

It is highly recommended that arrangements are made for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S24014

**CASE COMMENTS:**

1. Per section 25-62.a of the city of Fort Lauderdale code of ordinance 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:
  - a. The value of the proposed improvements exceeds twenty-five (25) percent or more of the value of the existing improvements.
2. Provide a minimum of 5 feet wide on **NW 15<sup>th</sup> Avenue**. 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 new property/right of way line.
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 the intersecting drive aisle at the ingress and egress point for this development will be considered the first conflict point.
  - a. The minimum inbound and outbound stacking requirements is one (1) space or 22 feet long by 12 feet wide off NW 12<sup>th</sup> Avenue, the stacking measurement starts at the back of proposed sidewalk and measured into the site.
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. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Handicap people shall not be directed to travel behind parked vehicles to access the building.
6. 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.
7. 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.
8. 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 No: UDP-S24014**

Provide a response to the following case comments.

**CASE COMMENTS:**

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Although there are no associations within 300 feet, staff recommends reaching out to Twin Lakes North Homeowner Association and also the business community to the east of the site.
2. 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 July 2, 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 will be required to refile a new application and fees to proceed.
3. The site is designated Transportation 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. Provide a Plat Determination Letter from 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. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating no crane operations and employee parking, 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 with the Transportation and Mobility Department.
6. Provide a written narrative demonstrating that the proposed use does not conflict with Federal regulations for location of uses adjacent to airports including impact on operations, incompatible land uses, and proposed site design elements. Include an analysis on noise impact to the site based on location and noise levels. As proposed, the park is located in the flight path for Runway 13/31 and encourages congregation of people in the flight path.
7. There is currently an application to rezone the property from General Aviation Airport (GAA) to Parks, Recreation, and Open Space. Be advised that the current site plan application is being under the GAA zoning district regulations and comments herein reflect such.
8. Provide documentation whether an environmental assessment of the site is needed.
9. Pursuant to Section 47-14.2, Limitations on permitted and conditional uses GAA District, all uses shall be completed confined in an enclosed building with exception of commercial recreation uses.





10. Pursuant to Section 47-14.14, Regulations of airport hazards and incompatible uses, please provide a narrative response addressing how the proposed project meets the following:
  - a. All lights and illumination shall be arranged and operated in a manner that is not misleading for airport operations. Indicate on the photometric plans how site illumination will comply.
  - b. No operations shall produce smoke, glare, or other visual hazards. Indicate how the proposed site elements; buildings, canopies, parking, etc. will comply.
  - c. The following uses are deemed incompatible with the airport runway protection zone; all buildings and structures, transportation facilities, and other uses that encourage congregation of people. Indicate how the proposed site plan complies.
  
11. Pursuant to Section 47-14.21, Dimensional requirements for GAA and AIP districts:
  - a. Height. No building or structure shall exceed height of 25 feet. Provide light pole details on the photometric plans.
  - b. Setbacks/yards. No buildings or structures shall be closer than 50 feet from 100 foot easement retained by the City north of Commercial Boulevard. The area may only be used for landscaping, parking, and signs only. The site plan indicates there will be a pathway in this setback.
  - c. Location of yards, setbacks, and landscaping shall be governed by FAA and the City. Provide documentation from FAA and the City (FXE) regarding proposed plan.
  
12. Pursuant to Section 47-14.22, Minimum design standards:
  - a. Fences and walls. Fences when abutting the street must be screened with hedges.
  - b. Fences shall not exceed 10 feet in height. Provide fence detail.
  - c. Fences cannot be in the required setback/yard unless fence height does not exceed three feet. Adjust location of the fence accordingly.
  
13. Provide the following changes on site plan:
  - a. Label and identify all site features.
  - b. Indicate the location of the perimeter fence along all property lines.
  - c. Provide dimensions on the site plan; sidewalks, parking spaces, etc.
  - d. Provide number of parking spaces per parking row on site plan.
  - e. Clarify if existing sidewalks along the public streets will be replaced or remain.
  - f. Clarify the use indicated as "wildlife protected area" indicated on plans.
  - g. Indicate if gates are proposed at the vehicle entrance.
  - h. Indicate the location of any ground equipment such as air conditioning. If proposed as roof mounted, then depict on the elevation plans and screen according to code.
  
14. Pursuant to ULDR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
  
15. Pursuant to ULDR, Section 47-20, Parking and loading requirements:
  - a. Sheet G003, there are two parking data tables in the site data. Remove the duplication and provide one table.
  - b. Parking for open space shall be calculated for only the open area minus buildings, courts, fields, dog park, water feature area, maintenance building, etc. Recalculate based on the remaining area.
  - c. Plan indicates there are 126 paved parking spaces; however, this number may change based on revised calculations.

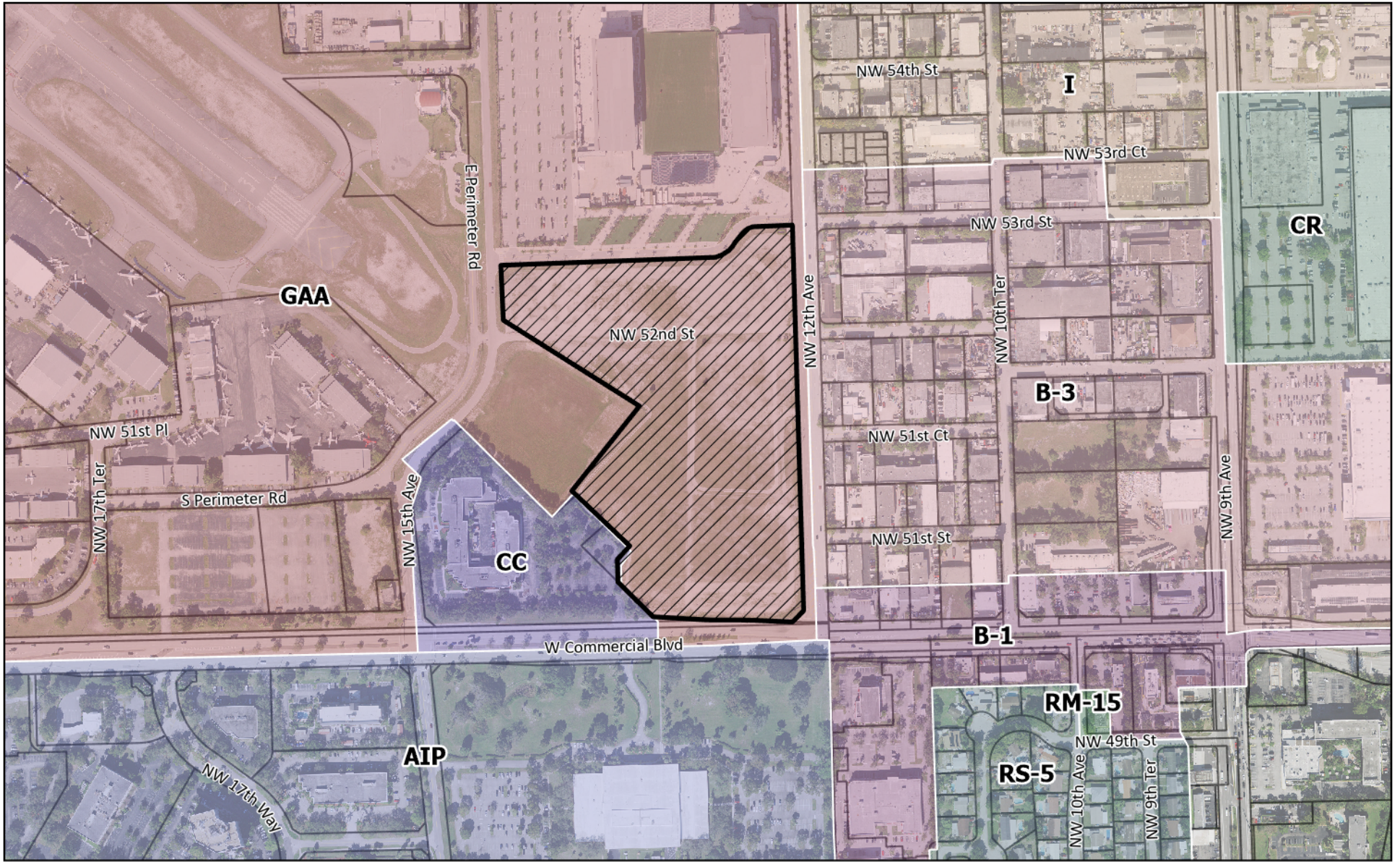


- d. All parking shall be provided on paved surface unless the use of the property is limited to three days or less. As proposed, there is overflow grass parking but no information on the number of spaces and operations of the park.
  - e. The site is currently used for parking related to Chase Stadium. Indicate where the existing parking will be located once site is developed.
16. Pursuant to Section 47-20.14, provide a site lighting plan with photometrics values extending and shown to the property lines. Provide details for site poles.
  17. Pursuant to Section 47-22, Sign Requirements, all proposed signage must meet and be consistent with the GAA district and review as Site Plan Level I application. Note signage was not reviewed as part of this application.
  18. According to the survey, there are overhead power lines located along Commercial Boulevard and NW 12<sup>th</sup> Avenue that should be placed underground and will require coordinate based on the context of the area and proposed site design. Provide information on the coordination to underground.
  19. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, design coordination, and whether the project is located along a planned bike network.
  20. 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. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

21. A follow-up meeting may be required to review project changes necessitated by the DRC comments.
22. Additional comments may be forthcoming at the DRC meeting.



UDP-S24014 - 5101 NW 12 AVE.

