

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24071



**CITY OF FORT LAUDERDALE**



### CASE INFORMATION

<b>CASE</b>	UDP-S24071
<b>PROJECT NAME</b>	3501 NW 54 <sup>th</sup> Street Warehouse Addition
<b>APPLICATION TYPE</b>	Site Plan Level III
<b>APPROVAL LEVEL</b>	PZB Approval, Subject to Commission Request for Review
<b>REQUEST</b>	Parking Reduction for a 6,488 Square-Foot Building Addition for Warehouse Use
<b>APPLICANT</b>	Hummingbird Divisions, LLC.
<b>AGENT</b>	Andrew Schein , Esq. Lochrie and Chakas, P.A.
<b>PROPERTY ADDRESS</b>	3501 NW 54 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Linpro Lonestar Park 124-12 B Tract A
<b>ZONING DISTRICT</b>	Commerce Center District (CC)
<b>LAND USE</b>	Employment Center
<b>COMMISSION DISTRICT</b>	1 - John Herbst
<b>NEIGHBORHOOD ASSOCIATION</b>	N/A
<b>SUBMITTAL</b>	December 02, 2024
<b>COMPLETENESS ISSUED</b>	December 13, 2024
<b>EXPIRATION</b>	June 11, 2025 (180 Days)
<b>WAIVER</b>	Not Requested
<b>CASE PLANNER</b>	Karlanne Devonish, AICP Principal Urban Planner

### RESUBMITTAL INFORMATION

- Applicant 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 Number: UDP-S24071

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
7. Provide accessible parking spaces and ramps in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume.
8. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
9. Show that the openings in the exterior walls adjacent to the north and west property lines meet the requirements of Table 705.8 of the 2023 FBC.
10. Reference the Florida Building Code 8th edition on plan for the proposed development [FBC 2023-101.2]

**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](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 8th 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-S24071

**CASE COMMENTS:**

1. No comments based on the following:
  - a. Water /sewer belongs to County
  - b. Roadway is privately owned.

Additional comments may be forthcoming at the time of permitting.



Case Number: UDP-S24071

**CASE COMMENTS:**

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is located within a Special Flood Hazard Area, AH 10/ 354 H.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Once the permit is submitted, substantial improvement will be assessed. If it is determined that improvements are substantial, structure must be brought into compliance with Ch. 14 of the Code of Ordinances and the Florida Building Code. For further information regarding substantial improvements, please refer to the FEMA Substantial Improvement / Substantial Damage Desk Reference.

[https://www.fema.gov/sites/default/files/documents/fema\\_nfip\\_substantial-improvement-substantial-damage-desk-reference.pdf](https://www.fema.gov/sites/default/files/documents/fema_nfip_substantial-improvement-substantial-damage-desk-reference.pdf)



Case Number: UDP-S24071

**CASE COMMENTS:**

Please provide a response to the following.

1. Provide a corresponding list, as per ULDR 47-21.15, of the trees/palms on the Tree Disposition Plan (Sheet TD-1) 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, if applicable. Please provide mitigation in equivalent replacement and in equivalent value.
3. For specimen-size trees (Large: 18" + DBH; Medium: 13" + DBH; Small: 8" + DBH), 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, if applicable.
4. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8. I. Please consider removal of existing invasive tree #34 (Brazilian Pepper) currently proposed to remain and be protected.
5. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Enclosures may be located within or immediately adjacent to parking areas, regardless of building setback lines and shall be landscaped. Such landscaping may be reduced as the enclosure is located toward the rear or low visibility areas of the property away from public streets as long as a continuous visual barrier between the enclosure and the street is maintained. Provide planting on the south side of enclosure facing the ROW. Please clearly note and illustrate this on plans.
6. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. ULDR Section 47-21.12.A.4.d All peninsular and island landscape areas shall be planted with at least one (1) tree.
7. As per Section 47-21.9. G.1&2. 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. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) 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.



8. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, 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.
9. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
  10. 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. Relocated trees shall be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
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-S24071

**CASE COMMENTS:**

Please provide a response to the following:

1. Glass doors and windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
2. All glazing should be impact resistant.
3. Building should be pre-wired for an alarm system.
4. Lighting and landscaping should follow CPTED guidelines.
5. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, bay doors, loading zones, parking lot, hallways, offices, and common areas. It should be capable of retrieving an identifiable image of a person.
6. Light reflecting paint should be used in the parking lot to increase visibility and safety.
7. All restricted areas and employee only areas should be access controlled and labelled as such.
8. Office, restroom, and storefront doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.



Case Number: UDP-S24071

**GENERAL COMMENTS:**

No comments required.



Case Number: UDP-S24071

**CASE COMMENTS:**

1. The submitted parking reduction analysis is acceptable, and the parking reduction request has been approved to move forward to the planning and zoning board for their approval.
2. A parking reduction order shall be required prior to final DRC approval.
3. Per section 25-62 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:
  - 1) The value of the proposed improvements exceeds twenty-five (25) percent or more of the value of the existing improvements, or
  - 2) The aggregate area of the proposed site improvements is more than twenty-five (25) percent of the area of the development site; or
  - 3) 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
  - 4) 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.
4. Provide a minimum of 5 feet wide sidewalk on **NW 54<sup>th</sup> Street/NW 35<sup>th</sup> Terrace** 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 right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line.
5. Additional comments may be provided upon further review.



Case Number: UDP-S24071

**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before June 11, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) for the parking reduction request. A separate application fee is required. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Staff require 48-hour notice prior to the public meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on a USB flash drive to the IT technician. Please contact the project planner, Karlanne Devonish (Email: [kdevonish@fortlauderdale.gov](mailto:kdevonish@fortlauderdale.gov), Phone: 954-828-6162 or) for more information.
3. Pursuant to public participation requirements of ULDR Section 47-24.1.F.14 and Section 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the PZB, the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>; and
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
4. The site is designated Employment Center 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.



5. 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](#).
6. Pursuant to ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
7. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, the applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. The case planner will provide more information at the time of Final DRC.
8. Provide a narrative response for ULDR Section 47-3.2, Nonconforming Structure.
9. Update the Setback Data Table on the Site Plan for the front yard to indicate the south, not west. Also update the plan to provide the same detail as provided for the "southern frontage setback" and the "rear setback."
10. In order to promote a safe pedestrian experience, ensure continuity and walkability along the perimeter of the site. The vehicular entry way needs to be redesigned to accommodate a safe pedestrian sidewalk clear of obstruction along the entirety of the site along NW 54<sup>th</sup> Street. Reduce the vehicular/pedestrian conflict areas and ensure there is adequate shade and landscaping treatment.
11. Provide the location of the mechanical equipment(s). If mechanical equipment(s) are proposed on the roof, 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 is part of the building volume and 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. 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.
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 with the Transportation and Mobility Department.
13. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, 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 Development Review Committee:

14. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Follow-up coordination can be scheduled with the project planner Karlanne Devonish (Email: [kdevonish@fortlauderdale.gov](mailto:kdevonish@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to request notification for signoffs from applicable disciplines.
15. Be advised, additional comments may be forthcoming based on resubmitted plans, additional information, narratives, and drawings requested to help assess the proposed development and request for additional height.



UDP-S24071

**Legend**

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

