

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25007



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25007
PROJECT NAME	El Car Wash Coral Ridge
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee (DRC)
REQUEST	Free Standing Automatic Car Wash
APPLICANT	5401 N. Federal Highway, LLC.
AGENT	Nectaria, M. Chakas, Lochrie & Chakas, P.A.
PROPERTY ADDRESS	5401 N. Federal Highway
ABBREVIATED LEGAL DESCRIPTION	CORAL RIDGE ADD B 41-47 B LOTS 18,19 & 20 BLK 12
ZONING DISTRICT	Boulevard Business (B-1)
LAND USE	Commercial
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	Knoll Ridge Homeowners Association
SUBMITTAL	March 7, 2025
COMPLETENESS ISSUED	March 14, 2025
EXPIRATION	July 11, 2025 (120 Days)
CASE PLANNER	Nancy Garcia Urban Planner II

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.



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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. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
8. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 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
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

Please provide updated plans and written response to the following review comments:

1. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along N Federal Hwy.
 - a. Confirm with FDOT if Right-of-Way dedication or permanent Right-of-Way Easement along west side of North Federal Hwy will be required, to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan.
2. 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>
3. 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). 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.
4. Trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
5. Provide and label cross-sections for the proposed development at driveway access points, and at landscape areas, and as appropriate to demonstrate that stormwater will be retained inside private property. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
6. 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.
7. Continue concrete sidewalk across driveway access points.



8. Provide proposed grades along North, West and East property lines every 20-25 ft. Include sections at property lines and demonstrate that stormwater runoff will remain onsite.
9. 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.
10. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.

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.



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CASE COMMENTS:

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is currently located in a 0.2 X and AE 5 flood zone. Provide finished floor elevations. Please delineate flood hazard areas on site plan. Show footprint of structure and equipment in relation to flood zones.

GENERAL COMMENTS

The following comments are for informational purposes.

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



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CASE COMMENTS:

Please provide a response to the following.

1. Provide ISA Certified Arborist report for specimen size trees (Large species: 18+” DBH; Medium: 13+” DBH; Small: 8+” DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
2. Proposed specimen tree removal (#4, 9 & 12) requires submittal of an evaluation report prepared by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined in the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition" to determine equivalent value (i.e. Functional Replacement Method - Trunk Formula Technique) as per ULDR 47-21.15.G.10 .
3. The location and zoning of this property requires adherence to Interdistrict corridor requirements ULDR 47-23.9.A. along N Federal Highway. The first twenty (20) feet of the yard fronting on those subject streets shall be in landscaping, outdoor dining and/or enhanced pedestrian amenities. No parking shall be permitted within the required yard. Plans appear to be compliant with landscape requirement of this regulation, but please note and illustrate on plans, and provide enhanced pedestrian amenities as required by Urban Design & Planning review.
4. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall. No parking shall be located within 12’ of the property line, within the nonresidential side, when contiguous to residential property.
5. Illustrate and label the horizontal clearance from proposed tree trunks to edge of existing and proposed utilities 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.
6. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
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. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2. Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
9. As per Section 47-21.9. G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. As per Section 47-21.9.G.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 two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
10. 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.
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. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. A copy of the amended ordinance shall be made available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.
2. 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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering permit and approval, if applicable. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



5. 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.

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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 if it is a solid door.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. All glazing should be impact resistant.
4. The business should be pre-wired with an alarm system, to include duress, motion, and door contacts on all entry exit doors.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, hallways, common areas, point of sale and cash office. The exterior parking areas should be incorporated into the VSS installation. The system should be capable of retrieving an identifiable image of a person and video retention should be for a minimum of 30 days.
6. All Lighting at the location, including in the parking lot, should conform to IES standards and landscaping should follow CPTED guidelines.

General Comments:

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

Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. 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.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. 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.
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 strengthen 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. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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



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Follow up CASE COMMENTS:

1. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along N Federal Hwy.
2. Additional comments will be provided upon further review.



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CASE COMMENTS:

Please provide a response to the following:

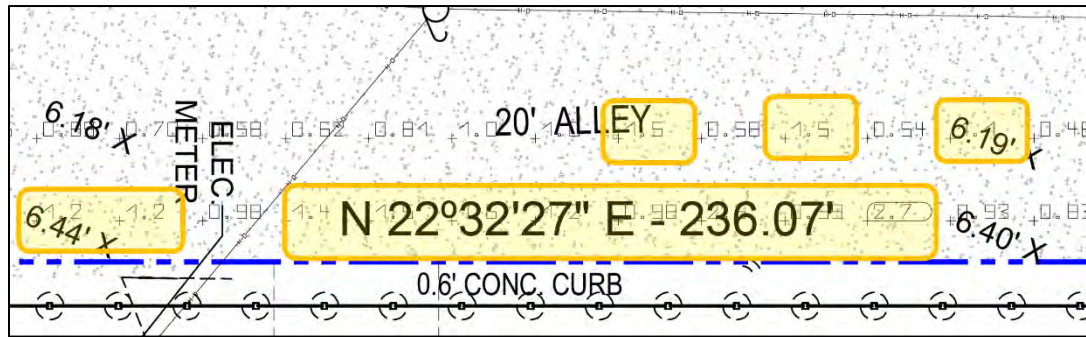
1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before **July 11, 2025**, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to 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 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>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Commercial on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
5. Pursuant to Unified Land Development Regulations (ULDR), Section 47-23.9, Interdistrict Corridor Requirements, applications for development subject to Interdistrict Corridor Requirements shall demonstrate that the project provides a spatial framework supportive of a pedestrian and multi-modal transportation environment along Federal Highway. Such framework shall encourage direct pedestrian access from sidewalk to development and contain elements such as seating areas, shade structures, plaza elements, and open space.

The proposed site plan does not meet the intent of the Interdistrict Corridor Requirements. The 20-foot yard setback and only one pedestrian access was provided along North Federal Highway, however very minimal design elements have been proposed within this corridor. The area between Federal Highway and the building should include amenities such as seating areas and shade structures to activate the public realm and enhance the pedestrian environment. Revise the plans to include amenities adhering the Interdistrict Corridor Requirements.

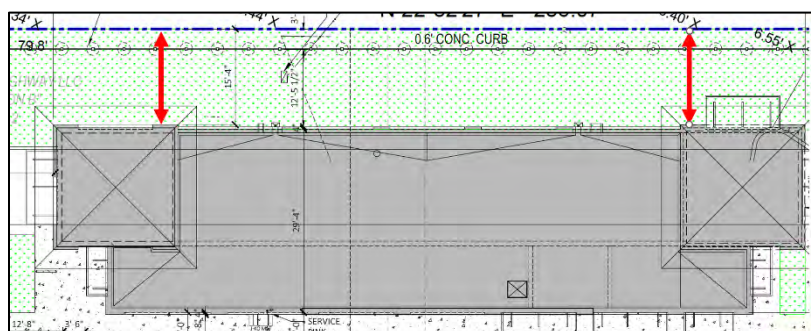
The proposed orientation of the building also does not lend to the intent of the Interdistrict District Requirements since the vehicular component of the car wash facility becomes the focal point along Federal Highway. The applicant should consider flipping the orientation of the building by bringing the building closer to Federal Highway and incorporate amenities such as seating areas, shade structures, and plaza elements that meet the intent for Interdistrict Corridor Requirements.



6. Pursuant to ULDR Section 47-25.3. - Neighborhood Compatibility Requirements, any non-residential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property. There are footcandle readings along the northern boundary that exceed one (1) footcandle. Also, the footcandle readings should be clearly labeled and not obstructed by the dimensions. See snippet of sheet EP-1 below.

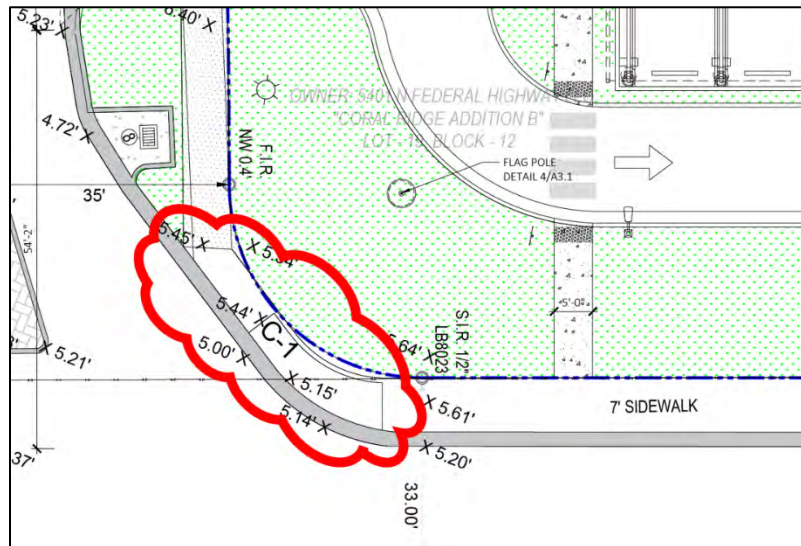


7. A 10-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property (northern boundary). Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of ULDR [Section 47-21, Landscape and Tree Preservation Requirements](#). The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on non-residential property abutting an alley, required shrubbery should be installed and located within the landscape area on the exterior of the wall. Revise accordingly.
8. A wall shall be required on the non-residential property, a minimum of five (5) feet in height, constructed in accordance with ULDR Section 47-19.5. The plans show the wall at 3'-2 1/2" from the alley. When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property. Revise accordingly.
9. The plans show the dumpster at 10 feet from the property line contiguous to residential property. All solid waste refuse containers (dumpsters) shall be set back a minimum of 12 feet from any property line which is contiguous to residential property, pursuant to ULDR Section 47-25.3. A.3.d.
10. Provide the following changes to the site plan:
 - a. The site date tables propose 20 regular parking spaces; however, the site plan shows 18 regular spaces, plus 1 ADA space. Revise the table accordingly.
 - b. The rear setback should be measured from the "towers", as this portion of the building protrudes out more than the main building. See snippet of sheet SP-1 below.





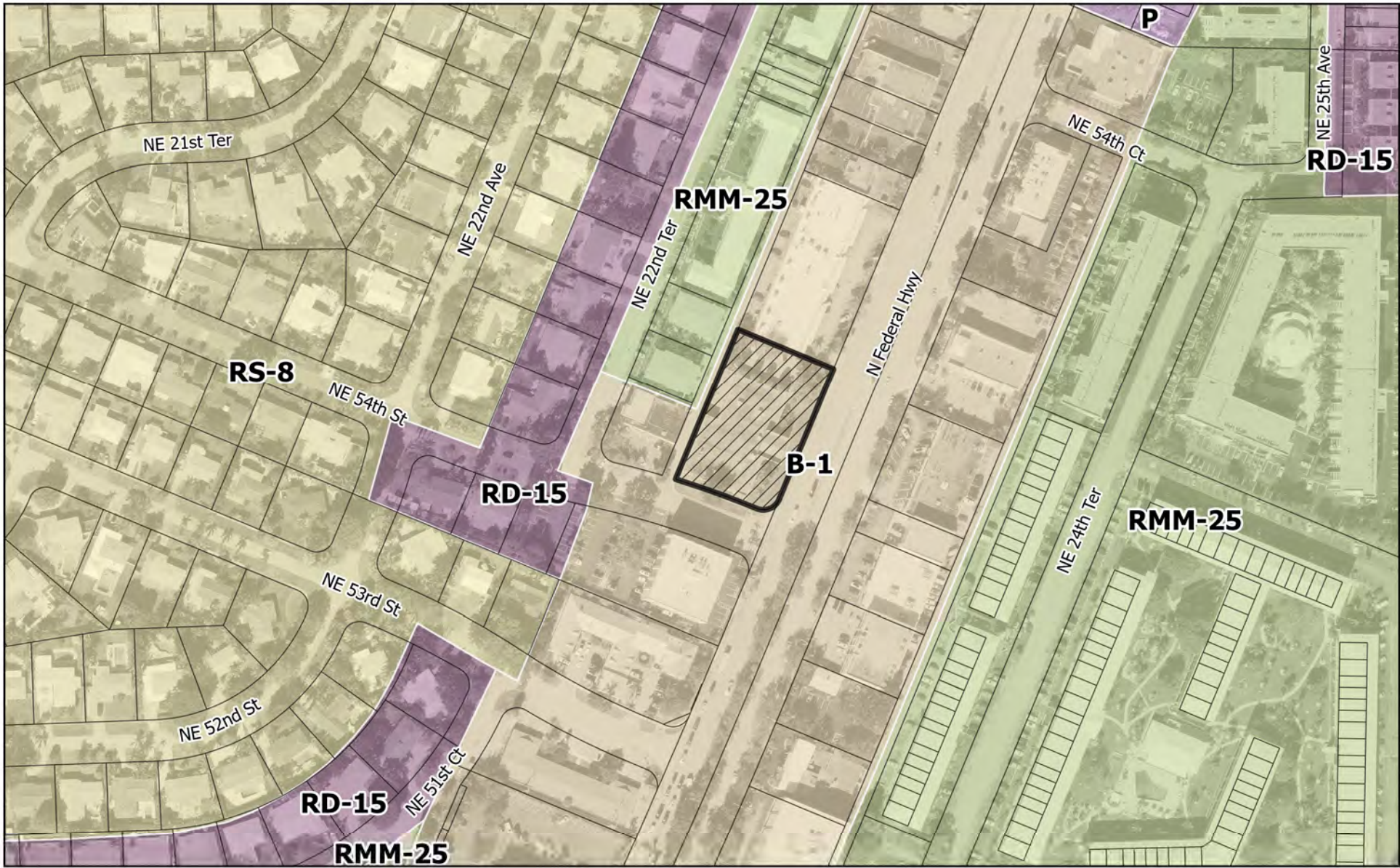
- c. The portion of the sidewalk at the corner of Federal Highway and NE 54th Street should be widened to match the width of the 7-foot sidewalk (see snippet of sheet SP-1 below).



General Comments:

The following comments are for informational purposes.

1. Pursuant to UDLR 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.
2. Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: Ngarcia@fortlauderdale.gov, Phone: 954.828.8958) to review project revisions and/or to request notification for signoffs by applicable disciplines.
4. Additional comments may be forthcoming based on resubmitted plans, additional information, narratives, and drawings requested to help assess the proposed development.



UDP-S25007

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

400 Feet

GRAPHIC SCALE

