

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25013



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25013
PROJECT NAME	New Aircraft Hangar - FXE
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	20,375 Square-Foot Aircraft Hangar
APPLICANT	City of Fort Lauderdale FXE Airport
AGENT	Robert Allica, Allica Architectural Group
PROPERTY ADDRESS	5601 NW 15th Avenue
ABBREVIATED LEGAL DESCRIPTION	F-X-E Plat 119-4 B A Por Tr 1, Lying Partly in Sw1/4 Of Se1/4 & Se1/4 Of Sw1/4 Of Sec 9
ZONING DISTRICT	General Aviation Airport (GAA) District
LAND USE	Transportation
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	N/A
SUBMITTED	April 12, 2025
COMPLETENESS ISSUED	April 23, 2025
EXPIRATION	August 21, 2025 (120 Days)
WAIVER	Not Requested
CASE PLANNER	Michael Ferrera, 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. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
5. Indicate code compliant sprinkler system per Section 903 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

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.

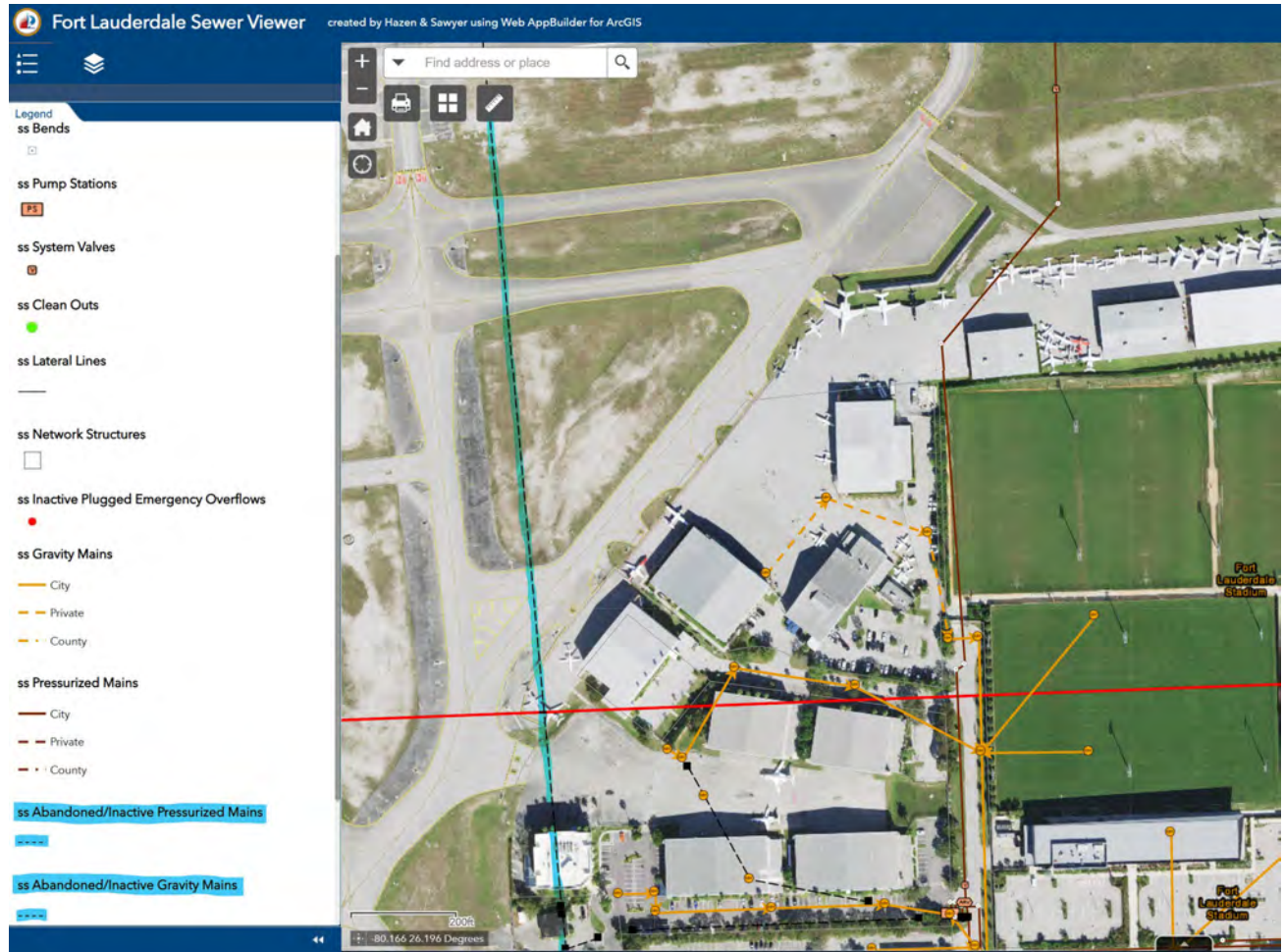


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CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/plans through the city website. <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>
2. Sheet CS (Cover Sheet)/Sheet Index: Please be advised that sheets listed under 'Erection' subheading are missing in this DRC #UDP-S25013 submittal.
3. Sheet CVR (Cover)/Sheet List Table: Please darken the light-colored text so that it's legible (without having to zoom in at least 125%).
4. Since property surveys typically should not be older than 6 months, please confirm that 'Sketch of Boundary and Topographic Survey' provided for this DRC #UDP-S25013 submittal, will be signed/sealed as current per the 4/6/25 'Date of Signature' listed (i.e. near bottom right of Sheet No. 1 of 3 under "Surveyor's Certificate" subheading).
5. All Civil Plans & Electrical Plans: Near lower right corner of each sheet, revise 'Permitting Set' callout, perhaps to 'DRC Review' as depicted on Sheet CS/Cover Sheet.
6. Civil Sheets C0.3 (Contractor Staging Area), C1.1 (Existing Conditions and SWPPP Plan), C2.1 (Demolition Plan), C3.1 (Site Plan), C4.1 (Paving Grading and Drainage Plan), C5.1 (Spot Elevation Plan), C6.1 (Utility Plan), and C7.1 (Pavement Marking Plan):
 - a. Show/label 'Proposed Future Lease Line' boundaries, existing lease line boundaries, and label demarcation between the 'Proposed Development' and 'Existing' for the 'Sano Jet Center' development, similar to their depiction on Sheet A1/Proposed Site Plan.
7. Sheet C1.1/Existing Conditions and SWPPP Plan: Show/label what appears to be an 'Abandoned/Inactive' 10" Cast Iron sewer force main pipe, per the City's Atlas Maps. For a visual, the following image (snipped from the City's GIS Sewer Viewer) highlights this pipe in light blue:



8. Sheet C2.1/Demolition Plan:
 - a. Show/label what appears to be an 'Abandoned/Inactive' 10" Cast Iron sewer force main pipe, per the City's Atlas Maps.
 - b. Confirm accuracy of 'Full Depth Excavation to 13" Below Proposed Grade...' label shown within 'Existing Grass Infield', since the vertical differential between surface elevation of 'Existing Grass Infield' (i.e. depicted on 'Sketch of Boundary and Topographic Survey') and proposed finished grade of 'Full Depth Asphalt Apron Pavement' (i.e. depicted on Sheets C4.1 & C5.1) appears to be over 24" depth in some locations; please revise label as appropriate.
9. Sheet C2.2 (Demolition Plan Details):
 - a. Demo Detail 2 & Demo Detail 4 – Confirm if they should instead be labeled for 'Existing Taxiway Delta' (instead of 'Existing Taxiway Echo').
 - b. Demo Detail 3 – Confirm accuracy of 13" depth labeled between 'Final Grade' and 'Existing Subgrade to Remain and be Compacted', since the vertical differential between surface elevation of 'Existing Grass Infield' (i.e. depicted on 'Sketch of Boundary and Topographic Survey') and proposed finished grade of 'Full Depth Asphalt Apron Pavement' (i.e. depicted on Sheets C4.1 & C5.1) appears to be over 24" depth in some locations; please revise detail as appropriate.
10. Sheet C3.1/Site Plan:



- a. Show/label what appears to be an 'Abandoned/Inactive' 10" Cast Iron sewer force main pipe, per the City's Atlas Maps.
- b. Show/label location in plan view the 4 vehicular parking stalls required for this DRC #UDP-S25013 submittal, per the 'Parking Data – Proposed Site' table.
- c. Label on Site Plan Data Table the required and proposed type of loading zone(s) provided, per ULDR Section 47-20.2 Table 2 and Section 47-20.6.
- d. For all tables/text depicted below the plan view, please darken the light-colored text so that it's legible (without having to zoom in at least 125%).

11. Sheet C4.1/Paving Grading and Drainage Plan:

- a. Show/label what appears to be an 'Abandoned/Inactive' 10" Cast Iron sewer force main pipe, per the City's Atlas Maps.
- b. Show/label conceptual typical sections to demonstrate harmonization between proposed improvements and existing conditions:
 - i. Along southeast face of 'Proposed Hangar' (i.e. between 'Proposed Hangar' and existing adjacent 'Hangar Sano Jet Center Building #1525', as labeled on 'Sketch of Boundary and Topographic Survey', to remain).
 - ii. Along southwest face of 'Proposed Hangar' (i.e. between 'Proposed Hangar' and existing adjacent taxiway 'Charlie' to remain).
 - iii. Along southwest edge of 'Full Depth Asphalt Apron Pavement' (i.e. between 'Full Depth Asphalt Apron Pavement' and existing adjacent taxiway 'Delta' to remain).
 - iv. Along north edge of 'Full Depth Asphalt Apron Pavement' (i.e. between 'Full Depth Asphalt Apron Pavement' and existing adjacent taxiway 'Echo' to remain).
- c. Please confirm with FXE – Airport Engineer if flatter graded shoulders are typically required along proposed tarmac/apron pavement edges (i.e. to help mitigate possible erosion of underlying pavement structural support), as part of transition to steeper graded slopes as depicted in plans; please revise plans if appropriate.
- d. Along northeast face of 'Proposed Hangar', label type of proposed pavement (i.e. depicted with concrete hatch pattern) and depth.
 - i. Provide conceptual typical paving section detail for proposed pavement (i.e. depicted with concrete hatch pattern) along northeast face of 'Proposed Hangar'.
 - ii. Show/label in 'Legend' the proposed pavement (i.e. depicted with concrete hatch pattern).
- e. Label existing and proposed 1' contour intervals (i.e. 'Index' contours), especially in the vicinity of steeper graded slopes.

12. Sheet C4.2/Drainage Details:

- a. Detail 1/Exfiltration Trench System – Please darken the light-colored text so that it's legible (without having to zoom in at least 125%).

13. Sheet C5.1/Spot Elevation Plan: Show/label what appears to be an 'Abandoned/Inactive' 10" Cast Iron sewer force main pipe, per the City's Atlas Maps.

14. Sheet C6.1/Utility Plan:

- a. Show/label what appears to be an 'Abandoned/Inactive' 10" Cast Iron sewer force main pipe, per the City's Atlas Maps.
- b. Depict alignment of proposed private 6" fire main infrastructure to be located entirely within the existing lease line boundaries (i.e. of the existing 'Sano Jet Center'), and not encroach within the adjacent NW 56th St Right-of-Way (i.e. City Right-of-Way).



15. Provide PDF copy of drainage calculations as per the standard South Florida Water Management District (SFWMD) format, including the 25-Yr/3-Day and 100-Yr/3-Day design storms and stage-storage computations for the project.
 - a. Submit calculations to show that the proposed 100-Yr/3-Day zero discharge stage is no higher than the Broward County 100-Yr map. A pre-vs-post analysis can be submitted should the average existing grade be shown to be higher than this elevation.
 - b. For the 25-Yr/3-Day storm, demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-Yr/3-Day design storm stage.
 - c. Demonstrate mitigation for reduction of 'Existing Grass Infield' area storage volume that is being replaced by the proposed improvements, including 'Hangar' building structure and 'Full Depth Asphalt Apron Pavement' with finished floor elevations and finished grade elevations that appear to be over 2' higher (in some locations) than the bottom of 'Existing Grass Infield' area.
 - d. Per ULDR Section 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 calculations showing proposed design will meet applicable SFWMD design criteria.

16. Please be advised that within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, and construction fence gates shall not swing into the public Right-of-Way.

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 10 flood zone. The minimum lowest floor elevation for this structure is BFE+1.4,11.4 ft NAVD OR the exact site specific BFE (to the tenth of a foot) may be provided based on the Flood Insurance Study profiles which would allow for a compliance elevation of exact site specific BFE +1.
2. The survey provided is outdated. The current FIRM effective date is 07/31/2024. Update
3. E.102: Electrical equipment/ outlets required to meet elevation requirement stated above.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Refer to FEMA Technical Bulletin 480 to assist in determining the Base Flood Elevation (14-4).
2. Additional comments may follow pending submission of the complete plan set.



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CASE COMMENTS:

No comments required.

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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. (All doors should comply with the current NFPA Code)
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. The building should be pre-wired for an intrusion protection alarm system, to include but not limited to, motion sensors and door contacts on all entry exit doors.
4. The building should be pre-wired for an intrusion protection alarm system, to include but not limited to, motion sensors 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, and common areas. The exterior perimeter 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 exterior security fencing should meet ASTM Standards.
7. All Lighting at the facility, including in the parking lot, should conform to IES standards and landscaping should follow CPTED guidelines. The exterior lighting should be Dusk to Dawn-Photocell.
8. There should be enhanced security features on doors for mechanical, electrical and maintenance rooms where applicable.
9. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

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. 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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CASE COMMENTS:

1. Include a data 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, vertical stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
3. In the site plans parking data table include all parking requirements for the site for the existing and proposed uses.
4. Additional comments may 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 August 21, 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> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Provide acknowledgement and/or documentation of any public outreach.
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. Update narrative to reflect more specific information as it relates to the scope of work. Provide total square footage of the proposed storage hangar, proposed pavement area and if the hangar will house office space or any other ancillary uses. NOTE: parking may be required for ancillary use. Additional information will be provided by the Traffic Engineering Division.
6. Provide the current lease agreement between Fort Lauderdale Executive Airport and the existing tenant.
7. Provide information as it relates to the configuration of the site. More specifically, depict if/how the site will be parceled, so that it contains the proposed hangar, portion of the removed taxiway (Charlie) and the proposed pavement area.
8. Provide the following changes on the Site Data Table:
 - a. Clarification on the total parking provided, as it states there are 20 spaces being provided.
 - b. Adjust floor area "Patio" to "Ratio".

GENERAL COMMENTS

Further comments may be forthcoming.



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Legend

- Fort Lauderdale Municipal Boundary Line
- Subject Site (General Location)

