

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25023



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25023
PROJECT NAME	BHMC Surface Parking Lot
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	DRC
REQUEST	Surface Parking Lot in South Regional Activity Center
APPLICANT	North Broward Hospital District
AGENT	Stephanie J. Toothaker, Esq.
PROPERTY ADDRESS	1527 SW 1 st Avenue
ABBREVIATED LEGAL DESCRIPTION	Croissant Park 4-28 B Lots 9 Thru 18, Blk 36 Tog with portion of vacated Flagler Ave, as Desc In OR 39206/169, Lying W of & Adj to said Lots 9 Thru 14
ZONING DISTRICT	South Regional Activity Center-South Andrews west District (SRAC-Saw)
LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
SUBMITTED	June 4, 2025
COMPLETENESS ISSUED	June 16, 2025
EXPIRATION	October 14, 2025 (120 Days)
WAIVER	N/A
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.

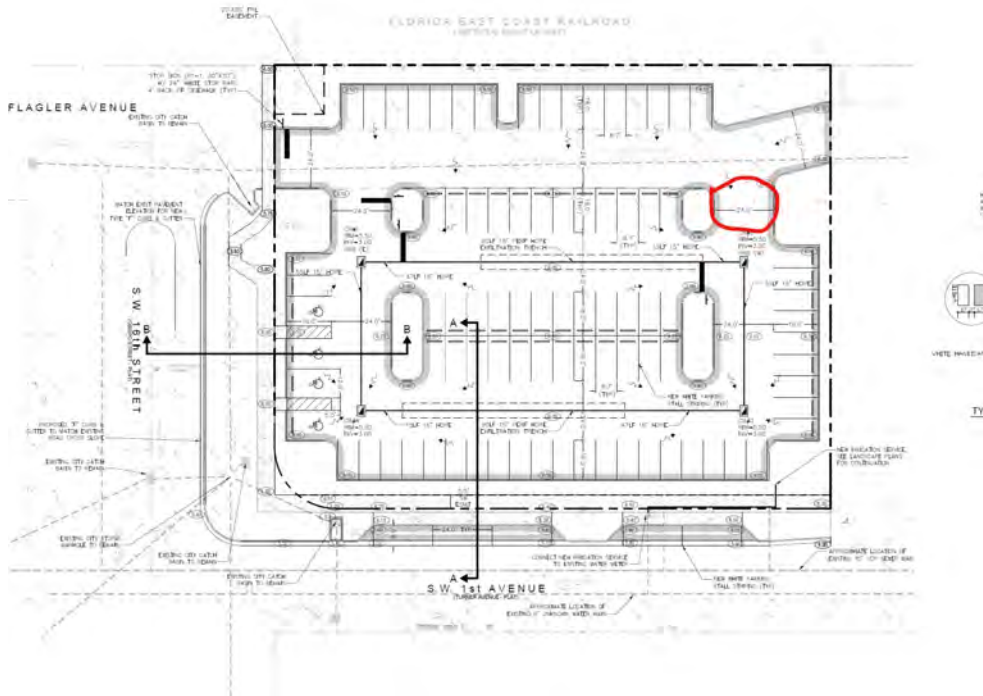


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CASE COMMENTS:

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

1. Propose stop sign/bar on the northwest isle driveway leading to the access easement.



2. Propose a sidewalk ramp, pedestrian crossing (mid-block crossing) and appropriate signage and marking to provide connectivity with east side of SW 1st Avenue.
 - a. Curb ramps and detectible warning systems must be designed in compliance with City details C4.1 to C4.9. or as per FDOT index 304.
3. Match landscaping plans with civil plans by adding pedestrian crossings.
4. 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
5. 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.



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CASE COMMENTS:

Please provide a response to the following.

1. Please provide current information for all the existing trees/palms located on site, as required per ULDR 47-21.6.A.2 Tree and Palm Inventory. Provided arborist report, dated August 2023, is only one page long and contains no relevant information for the twenty-four trees and palms that are briefly mentioned. The required information shall include:
 - a. Existing tree and palm survey
 - b. A corresponding list of existing trees and palms numbered to match the existing tree and palm survey
 - c. A graphic representation of all existing trees and palms inclusive of the canopy dripline
 - d. The botanical name and common name for each tree and palm
 - e. The trunk diameter, in inches, at breast height (DBH) of each existing tree
 - f. The overall height and clear trunk of each existing palm
 - g. Condition percentage as a number for each determined by an ISA Certified Arborist or Registered Landscape Architect
 - h. And disposition status (remove, relocate, remain) for each
2. Provide ISA Certified Arborist report for any specimen-sized 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.
3. Within the SRAC districts, and as per Chapter 2 of the SRAC-SA Illustrations of Design Standards newly planted shade tree street trees are suggested to be a minimum of 20 feet tall; 8 feet spread with 6 feet canopy clearance provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small ornamental 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. A minimum of 50% of the required street trees must be canopy trees. Small ornamental trees are suggested to be a minimum of 12 feet tall; 6 feet spread with 6 feet canopy clearance. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas. Please verify that specifications meet minimum requirements, and revise if necessary.
4. 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 47-21.12.A.2, Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. Perimeter landscape area does not appear to meet this requirement. Please illustrate compliance on the landscape plan, and revise if applicable.
5. 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.

- a) Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas (e.g. Proposed Crape Myrtle perimeter VUA trees along SW 1 Ave)
6. 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. This requirement shall apply to SW 5th Street and SW 2nd Avenue tree plantings as well as SW 3rd Avenue.

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.
7. 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.
8. Existing overhead utilities are illustrated along the East property line, parallel to the Florida East Coast Railroad ROW. Follow FPL Right Tree Right Place guidelines for proposed tree species selection and placement adjacent to overhead utilities. Two currently proposed Live Oak VUA trees appear to be in conflict with setback requirements for large tree species. Please review and revise as applicable.
9. 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. Please note and illustrate this on landscape plans.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from large shade tree species, as per ULDR Section 47-21.12. Currently illustrated light poles depict clearance radii of 9" and 1'-3", which appears to be a scale error. Please revise for accuracy, and specifically note and illustrate this on landscape plans.
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 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.
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. 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. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength 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.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 12,13,14.
12. 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. At the intersection of SE 1st Ave and SW 16th Street construct a curb ramp on each side of SW 1st Avenue and pedestrian crossing for east west pedestrian crossing SW 1st Avenue at a minimum 20 feet from the proposed-on street parallel parking stalls. The crosswalk markings shall be supplemented with MUTCD pedestrian crossing signs: W11-2, 30" X 30" & W16-7P, 24" X 12" at each end of the crosswalk.
2. Additional comments may be provided upon further review.

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Please provide a response to the following:

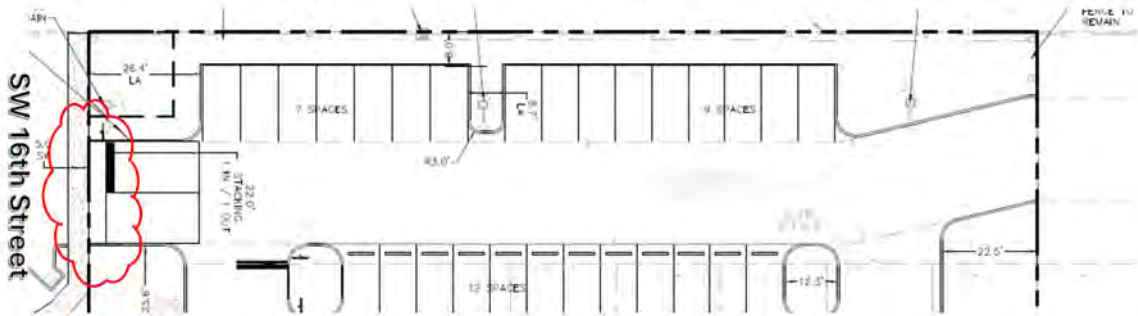
1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before October 14, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to 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 site is designated South Regional Activity 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.
3. 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](#)
4. Per Section 47-24. (Table 1) of the Unified Land Development Regulations (ULDR) of the City of Fort Lauderdale, the proposed project is subject to a 30-day request for review period by the City Commission. Should the Commission call up the application, the applicant is responsible for all public notice requirements pursuant to ULDR Section 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk.
5. There is an active site plan application associated with the property (Case No.: UDP-S23046). The site plan application shall be withdrawn prior to Final DRC Approval of the proposed surface parking lot.
6. The project does not meet certain South Andrews Master Plan (SAMP) design intents.. Staff has commented below under the applicable category:

Building Design Standards

- a. Surface parking areas should be fully screened from the street. This may be accomplished through the use of decorative walls or fencing in addition to any landscaping or any combination thereof subject to CPTED performance standard. Revise plans to meet this design standard.
 - b. Along secondary street frontages (SW Flagler Avenue and SW 1st Avenue), a minimum of a 10-foot landscape buffer shall be required.
7. Provide the dimensions for the drive aisles and proposed parking spaces on the site plan (Sheet C-0).
 8. Provide a conceptual plan demonstrating pedestrian connectivity between the new adjacent developments associated with the hospital. The application should consider how patrons or employees arriving by-foot will navigate through and from the adjacent uses.



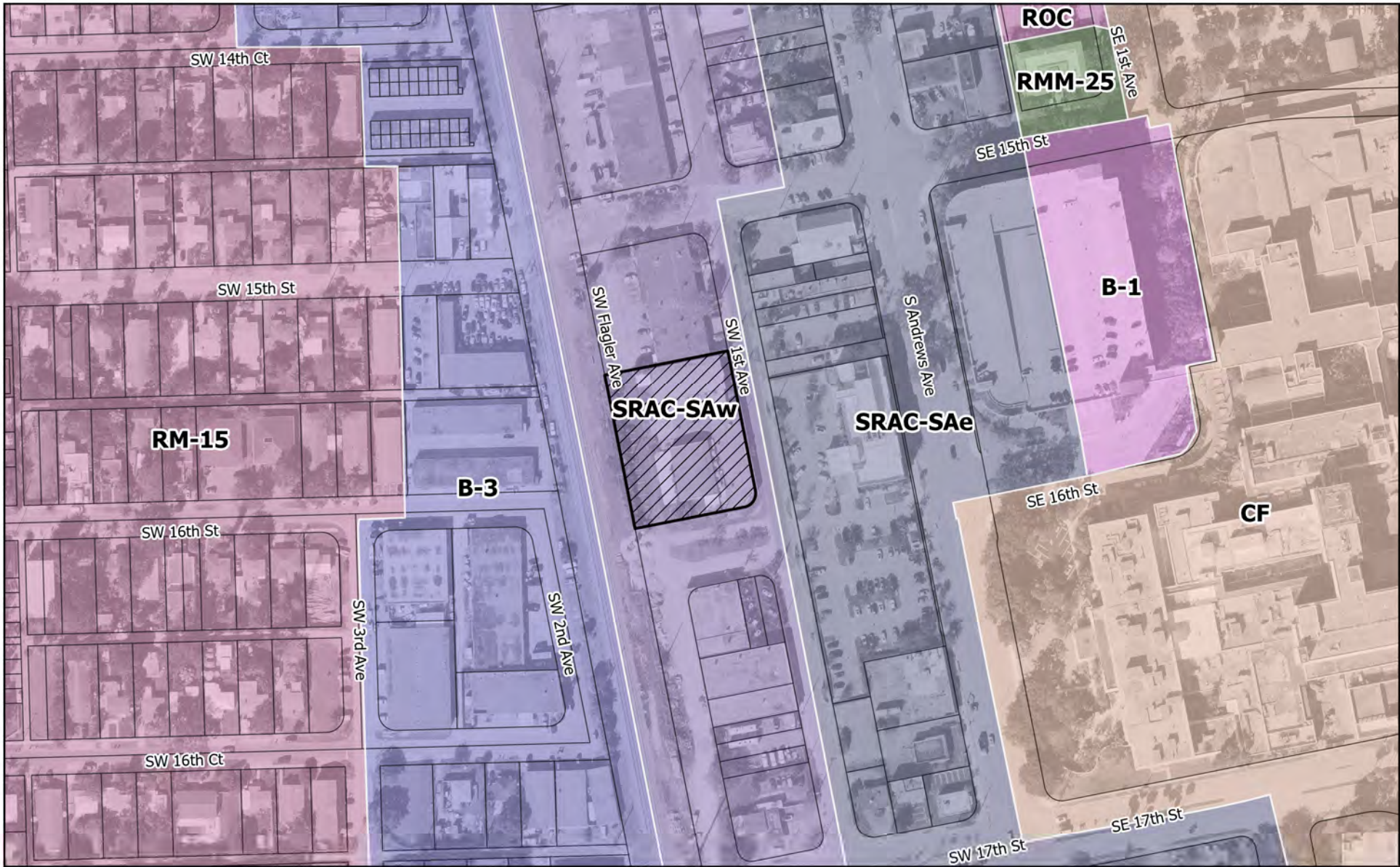
9. Provide a pedestrian crosswalk across SW 1st Avenue.
10. Provide bicycle racks as part of this development. Preferred locations would be along SW 1st Avenue and SW 16th Street.
11. Access to the 24-foot access easement (O.R 39206, PG 169 & OR 40606, PG 1167) cannot be blocked. Revise the portion of the easement along SW 16th Street accordingly. See screenshot from Sheet C-0:



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-S25023

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

