

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25025



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25025
PROJECT NAME	111 W Davie Blvd – Self Storage Facility
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	DRC
REQUEST	50,112 Square Foot Self Storage Facility
APPLICANT	Segall Development LLC.
AGENT	Sara Thompson, Miskel, Backman
PROPERTY ADDRESS	111 and 113 W. Davie Boulevard
ABBREVIATED LEGAL DESCRIPTION	Placidena Unit B 5-8 Lot 9 less S 15 for ST BLK 8
ZONING DISTRICT	South Regional Activity Center – South Andrews west (SRAC-Saw) District
LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Tarpon River Civic Association
SUBMITTED	June 20, 2025
COMPLETENESS ISSUED	June 25, 2025
EXPIRATION	December 22, 2025 (180 Days)
WAIVER	N/A
CASE PLANNER	Tyler Laforme, AICP Urban Planner III

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-S25025

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Per Section 1011.12 of the FBC, one stairway shall extend to the roof surface in buildings four or more stories above grade plane.
9. Show that the openings in the exterior walls adjacent to the east property line meet the requirements of Table 705.8 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.



Case Number: UDP-S25025

CASE COMMENTS:

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

1. Provide permanent Sidewalk Easement as appropriate along north side of West Davie Boulevard to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
2. The proposed fire hydrant shall be located within FDOT right of way at the back of sidewalk/property line.
3. The proposed sewer lateral shall not tie into the existing sanitary manhole. Proposed lateral shall connect directly to the sewer main.
4. 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>
5. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
 - a. On sheet CO please identify where the existing RR sign is to be relocated to.
 - b. On sheet CO is the existing guy wire to be removed?
6. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Depict existing sidewalks adjacent to the development along West Davie Boulevard and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
7. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.



- b. Ensure sufficient height clearance is provided within the garage for truck access.
8. Provide and label typical roadway cross-sections for the proposed development side of West Sunrise Boulevard: at driveway access points, , and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross sections should show the existing right of way. Provide cross sections at each side of the property boundary.
 9. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
 - a. Two Type II loading zones required per Section 47-20.2 Table 2.
 10. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite.
 11. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
 12. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 - a. Permitter berm/elevations shall be a minimum of 6.25' NAVD. Provide sufficient elevations on sheet C2 to accurately convey this information.
 - b. Provide details for proposed wells onsite. Underground drainage shall not be directly piped to the well side. Piping shall be to the "non-well side" with a baffle.
 13. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
 14. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (per City Utility Atlas Maps). 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.



15. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including specialty sidewalks, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
16. 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
17. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S25025

CASE COMMENTS:

GENERAL COMMENTS

The following corrections are needed prior to Building permit application

1. Flood Zone in effect at time of submittal), AE, (BFE 6 ft. NAVD 88 + 1.4 ft. NAVD 88 =7.4 ft. NAVD 88), (FIRM panel 12011C0557J)
2. Minimum elevation requirement of 7.4 ft NAVD is required
3. Additional comments may follow pending submission of the complete plan set at time of building permit.
4. The plans submitted show a floor elevation of 8 FT. NAVD On (SHEET CO). show all floor elevation to include floor elevation below 7,4 ft. NAVD 88.
5. (Sheet CO) show elevation of pump room, Electric room, Mechanical room, trash rooms, Elevator pit
6. Flood Vents will also be required in the garage and trash room areas at 1 sq. inch for every square foot of enclosed areas please update plans at time of the building permit application.
7. Refer to FEMA Technical Bulletin 2, for Flood Damage Resistant Materials below 7. 4 ft. NAVD 88
8. Label flood design class on flood legend plan sheets.
9. Update all elevation sheets to show floor elevations in feet using the NAVD 88 Datum.
10. Show the elevation of the ground floor and all elevations below 7.4 ft. NAVD 88, (current plans submitted show 0' 0" for ground floor)

References:

ASCE 24-14 Flood Resistant Design Standards.

FBC 8th Edition Residential Section R322.2.2 <https://codes.iccsafe.org/codes/florida>

Flood Ordinance Ch 14:

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



Case Number: UDP-S25025

CASE COMMENTS:

Please provide a response to the following.

1. 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. Please provide mitigation in equivalent replacement and in equivalent value per ULDR 47-21.15.G. Please indicate how the mitigation will be provided on Landscape plans.
2. 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.
3. Existing tree *Taxodium distichum* (#4) is a specimen-sized tree as per recent update to the City's Tree Preservation Ordinance. ULDR 47-21.15.G.10: Proposed specimen tree removal requires submittal of an equivalent value evaluation report determined by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition". Please provide if applicable.
4. 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.
5. 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 (FDOT – Davie Blvd.), 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.
6. Per ULDR 47-21.14.A.10., the twenty (20) foot yard required for self-storage facilities as provided in Section 47-18.29 shall be in landscaping. A vehicular use area may also be located between the structure and street and may divide the landscape area as long as there is a total of twenty (20) feet in landscape area. Please note and illustrate compliance on landscape plans.
7. Per ULDR 47-23.8, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted



nonresidential or multifamily waterway uses, unless specifically approved by the planning and zoning board. Plans appear to be compliant with landscape requirement of this regulation, but please note and illustrate on plans.

8. 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.
9. 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. 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-S25025

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 for 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, main office and common areas. 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. An electronic access control system should be installed on specific entry/exit doors to prevent unauthorized access, as well as restrict access during non-operating hours.
7. Storage units should have solid walls between them to prevent burglary. Unit alarms and electronic door access "smart locks" are recommended.
8. It is recommended that exterior fencing and parking lot entrance gates be constructed of material that is anti-scale, palisade style or similar, has pickets at the top, and allows for natural surveillance,
9. All Lighting at the facility, including in the parking lot, should conform to IES standards and landscaping should follow CPTED guidelines.
10. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
11. There should be access control for mechanical, electrical and maintenance rooms where applicable.

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.



Case Number: UDP-S25025

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 collection shall be from a private loading dock.
9. Containers: must comply with 47-19.4
10. 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.
11. 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



Case Number: UDP-S25025

CASE COMMENTS:

1. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum inbound staking requirement from a Trafficways roadway is (2) stacking spaces, the proposed site does not meet the minimum 2 stacking space requirement from the back of sidewalk. Revise the plans accordingly. Parking stalls are conflicting with the minimum stacking requirement.
2. The removal of the conflicting parking spaces will result in the proposed site not meeting the minimum parking requirement.
3. Per section 47-20.2 Table 2 of the city of Fort Lauderdale ULDR a warehouse self-storage less than 50,000 square feet requires 1 type 2 loading zone.
4. Per section 47-20.6 of the City of Fort Lauderdale ULDR, a "Type II" off-street loading zone, as required in the Table of Parking and Loading Zone Requirements shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. The location of a Type II loading zone shall be drawn on the parking facility site plan. No backing into a public right-of-way shall be permitted for Type II loading zones. Access to and from Type II loading zones shall be clearly indicated on the site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle).
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor circulation will work for the AASHTO WB-40 and the AASHTO P-design vehicle. Vehicular turning paths must not cross over parking stalls.
6. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
7. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
8. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

Case Number: UDP-S25025

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Broward County Building Code.
4. Additional guidance may be obtained from BDA@fortlauderdale.gov.

General Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.



Case Number: UDP-S25025

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 December 22, 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. The applicant has provided a waiver.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (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 the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, 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.
- 3) 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 the overall Comprehensive Plan Goals, Objectives and Policies.
- 4) Provide the following point by point narratives:
 - a. ULDR Sec. 47-23.8, Waterway Use Requirements
 - b. South Regional Activity Center – South Andrews Master Plan Design Standards (A brief narrative was provided, but a point by point responses in the SRAC checklist is needed).
- 5) Provide the following changes on the site plan:
 - a. Streetscape should match the PNC bank streetscape to ensure consistency along the roadway;
 - i) Bring east portion of the first floor ground level closer to the ROW to match building streetwall of the bank project.
 - b. Pursuant to ULDR Section 47-20.2.D, Table 2, two type-II loading zones are required for free standing service use buildings between 50,000 and 75,000 square feet in size;
 - c. Pursuant to ULDR Section 47-20.5.C.6.c, indicate the 44-foot stacking requirement for non-residential self-parking facilities;

- d. Pursuant to ULDR Section 47-20.6.B, Access to and from Type-II loading zones shall be clearly indicated on the site plan and turning geometries utilized in the design of type-II loading zones shall be sufficient to accommodate a standard "WB-40 design" vehicle. The plans are showing the loading zone accommodating an "SU-30 design" vehicle. Update the truck movement plan to reflect the correct truck type and coordinate with the transportation DRC representative to resolve this.
- 6) Provide the following changes on the elevations:
 - a. Show the finished floor elevation on the elevation sheets;
 - b. Update facades accordingly based on design comments.
- 7) The building should be integrated better into the surrounding context utilizing design elements which reduce the impact on adjacent properties and nearby neighborhoods. Reducing the complexity of materials on the façade, screening the parking area along the right-of-way and along the waterway to the north, and enhancing the pedestrian experience along Davie Blvd through transparency and activation on the ground level are all considerations that can be applied to the project to ensure compatibility and preserve the character and integrity of adjacent neighborhoods.

Pursuant to Section 47-23.8, Waterway use, buildings and land uses on parcels abutting waterways in non-residential districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways.

- a. As designed, the proposed water frontage does not preserve the character of the neighborhood or harmonize with the other development in the area. As part of the bank project to the east, a waterfront pedestrian walking pathway was designed to meet this intent. Continue that trail along the north side of the building and wrap around to the west side of this property. Add additional medium height landscaping to further buffer the open-air parking area from the waterway and properties beyond.
- 8) The project does not meet certain South Regional Activity Center (SRAC) design intents as outlined in ULDR, Section 47-13.50 and Section 47-13.51, respectively. Staff has commented below under the applicable categories and has provided images to assist the applicant.

Streetscape Design Standards

- a. S-9) Provide FPL correspondence regarding burying the powerlines along Davie Blvd (excluding high-powerlines located along the FEC railroad tracks).

Building Design Standards

- b. B-1) Enhance the screening elements around the parking area to create a more visually appealing effect from the ROW.
- c. B-3) The main pedestrian entrance should be oriented towards the street. Converting the storage area into a lobby to the building would accomplish this.
- d. B-5) Bring the building up to the build-to line at 10 feet. This will align the project with the PNC bank project build-to line. Reference comment #5a.
- e. B-14 & B-16) The current design of the building has a multitude of design elements such as horizontal/vertical scored stucco, faux balconies, visual layering of floor levels, and six different paint colors. While the masterplan strives for a creative façade composition, the complexity of materials on this façade seems overwhelming and does not visually break up the boxy massing of the project. Provide design elements and materials focused on the main corners of the building, with emphasis on the first two levels and the main entrance to the building to help reduce the visual massiveness of the project. See examples below:

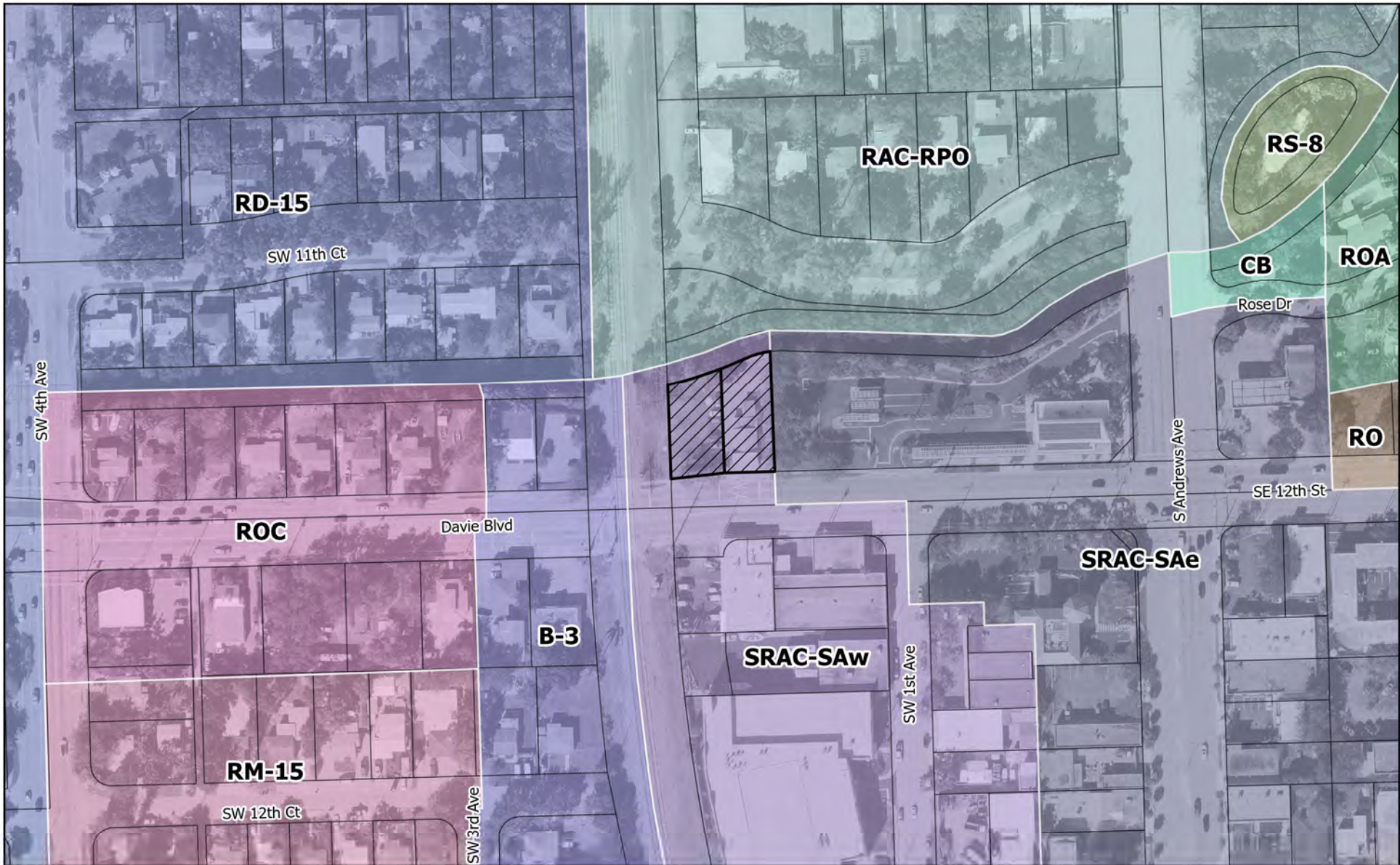


- f. B-17) The first floor should have a high percentage of clear glazing. Along primary streets it should be 60%. Provide the percentage of glazing along the first floor frontage on the elevation sheets.
 - g. B-25) Provide a night rendering of the project.
- 9) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- 10) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, 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 DRC:

- 11) 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.
- 12) 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.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 14) Additional comments may be forthcoming at the DRC meeting.



UDP-S25025

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

