

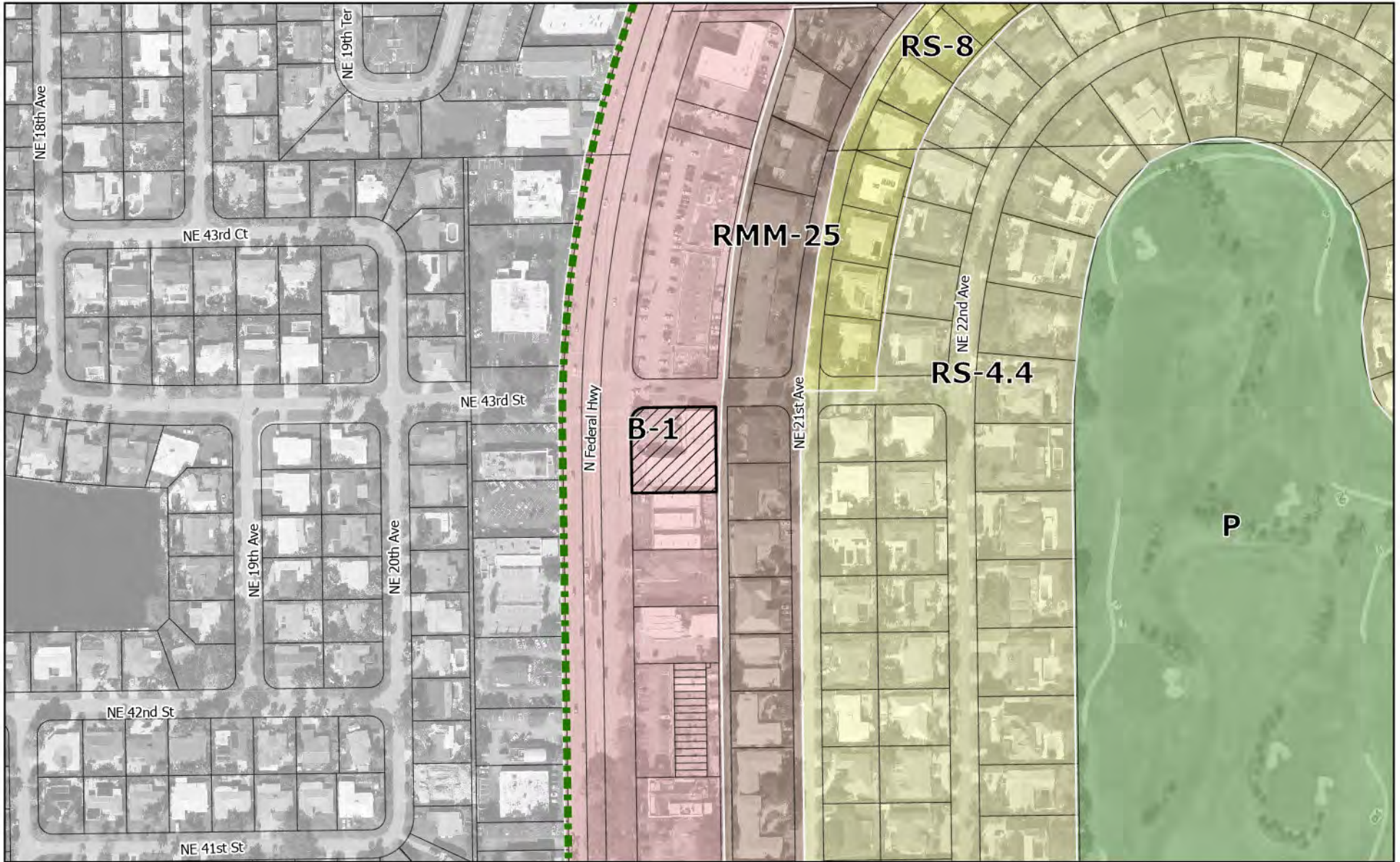
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

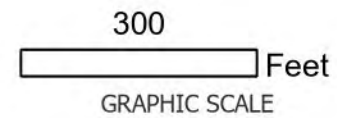
CASE NO. UDP-S26017



UDP-S26017

Legend

- Fort Lauderdale
Municipal Boundary Line
- Subject Site



Date Exported: 7/14/2026

CASE INFORMATION

CASE	UDP-S26017
PROJECT NAME	Fifth Third Bank, Coral Ridge
APPLICATION TYPE	Site Plan Level III Review
APPROVAL LEVEL	Planning and Zoning Board Approval, Subject to City Commission Request to Review
REQUEST	Construction of a 1,970 Square Foot Financial Use with Drive-Thru Facility with Interdistrict Corridor Required Landscape Yard Modification Request
APPLICANT	4242 Federal, LLC.
AGENT	Chloe Kelley, BDG Architects
PROPERTY ADDRESS	4242 N. Federal Highway
ABBREVIATED LEGAL DESCRIPTION	Coral Ridge Country Club Add No 1 40-18 B, Lot 27, Blk 1
ZONING DISTRICT	Boulevard Business (B-1) District
LAND USE	Commercial
COMMISSION DISTRICT	1 - John Herbst
NEIGHBORHOOD ASSOCIATION	Coral Ridge Country Club Estate
SUBMITTED	June 26, 2026
COMPLETENESS ISSUED	July 03, 2026
STATE STATUTE 166.033 EXPIRATION	December 30, 2026 (180 Days)
CASE PLANNER	Yvonne Redding, Urban Planner

REVIEWER CONTACT INFORMATION

ENGINEERING	Edgar Barrera	ebarrera@fortlauderdale.gov	954-828-4773
LANDSCAPING	Mark Koenig	mkoenig@fortlauderdale.gov	954-828-7106
POLICE	Nicholas Herring	nherring@flpd.gov	954-828-4239
SOLID WASTER AND RECYCLING	George Woolweaver	gwoolweaver@fortlauderdale.gov	954-828-5371
TRAFFIC ENGINEERING	Benjamin Restrepo	brestrepo@fortlauderdale.gov	954-828-4696
URBAN DESIGN AND PLANNING	Yvonne Redding	yredding@fortlauderdale.gov	954-828-6495

RESUBMITTAL STEPS AND INSTRUCTIONS

RESUBMITTAL	All resubmittals must be conducted through LauderBuild
	Plans must be flattened and reduced in file size
	Sheet numbers must be consistent for each version
	Only upload sheets containing changes
RESPONSES	Applicants must provide a written response to each issue
	Responses must specify revisions and sheet
ADDITIONAL DOCUMENTS	Must be provided at time of resubmittal
QUESTIONS	Please contact the case planner



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ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Grading @ Ingress/Egress Proposed grading indicates high points within the property that will result in stormwater runoff onto the public ROW. Revise plans to include a trench drain or equally effective structure to intercept all runoff and ensure stormwater remains fully contained on-site.	C03.01	John Fernandez	Yes
Existing Sidewalk Approval 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.		Edgar Barrera	Yes
Water Service Connection Proposed water service appears to connect to an onsite private water main. City requires new private connections to be made to City-owned mains. Plumbing department will review connection and may request plan revisions.	C04.01	Edgar Barrera	Yes
Landscaping and Utility Clearance A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city		Edgar Barrera	Yes



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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.

Landscaping Pavement Separation

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. Please see proposed trees within the ally travel way and provide the necessary changes for compliance.

Edgar
Barrera

Yes

Storm Drain Inlet Encroachment

Proposed structures (i.e. storm drainage structure) shall not be constructed within existing or proposed right of way/ dedications/ easements. Relocation of storm drain within 30' corner chord required.

a. Encroachments within utility easement will require non-objection letters from utility agencies.

Edgar
Barrera

Yes

b. Encroachments within a right-of-way under County jurisdictions will require concurrency correspondence from Highway Construction and Engineering Division.



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c. Encroachments within a State right-of-way requires agreement for private use of the State Right-of-Way per Rule 14-20, F.A.C.

Existing Utilities Disposition

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.

Edgar
Barrera

Yes

ADA Detail

On plan sheet C03.01, Southwest entrance North sidewalk entrance detail is missing ADA detectable warning surface.

Edgar
Barrera

Yes

Sidewalk Relocation

Proposed sidewalk shall extend into the Northwest corner of the Right-of-Way and incorporate into the existing corner ramps. Coordination and new proposal of existing utilities required.

Edgar
Barrera

Yes

Clearly indicate on plans the limits of sidewalk construction and how the proposed improvements will transition into the existing sidewalk IAW ADA requirements as applicable.



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Side Triangle

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: Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. 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.

Edgar
Barrera

Yes

Alley Way Detail

Provide information on curbing detail within the alley way on sheet C03.01 section detail C-C and sheet C03.03 section C-C.

Edgar
Barrera

Yes

Landscaping Slope

Provide information on slope ratio detail within the landscape buffer zone way on sheet C03.01 section detail C-C and E-E and sheet C03.03 section C-C and E-E.

Edgar
Barrera

Yes

Sight Triangle Encroachment

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

Edgar
Barrera

Yes

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



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jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

Advisory: 1' Dedication

To be consistent with the existing alley way alignment the engineering department is not in support of the 1' easement dedication along the east side property line.

Edgar
Barrera

Yes

Dumpster Enclosure Accessibility

Clearly depict trash enclosure on site plan.

a. Show truck turning movements in and out the proposed dumpster enclosure as applicable.

Edgar
Barrera

Yes

Capacity Letter Required

Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/Government/Departments/Development-Services/Permitting-Services/Engineering-Permits/Water-and-Wastewater-Capacity-Availability-Request>.

Edgar
Barrera

Yes



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LANDSCAPE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
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Tree and Palm Inventory

Please provide additional information for existing trees/palms, as required per ULDR 47-21.6.A.2. Tree and Palm Inventory. This shall include, as applicable:

- Existing tree and palm survey
- A corresponding list of existing trees and palms numbered to match the existing tree and palm survey
- A graphic representation of all existing trees and palms inclusive of the canopy dripline
- The botanical name and common name for each tree and palm
- The trunk diameter, in inches, at breast height (DBH) of each existing tree
- The overall height and clear trunk of each existing palm
- Condition percentage as a number for each existing tree as determined by an ISA Certified Arborist or Registered Landscape Architect
- And disposition status (remove, relocate, remain) for each

Mark Koenig

Yes

Landscape-Utility Coordination

- Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed underground utilities on the landscape plan, as per proposed civil engineering and site plans. 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.

Mark Koenig

Yes



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2. Underground utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.

3. 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.

4. Illustrate the location of overhead utilities and follow FPL "Right Tree, Right Place" guidelines for tree selection and placement adjacent to overhead utilities. Label the horizontal clearance from tree trunk to edge of existing overhead utilities proposed to remain on the landscape plan.

Tree-Structure Clearance

ULDR 47-21.9.F. Shade trees must be located a minimum of fifteen feet away from structures. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters.

Mark Koenig

Yes

Please illustrate adherence to clearance requirement on Landscape Plans, and revise proposed placement as applicable.



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Landscape-Net Lot Area

The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.

Net Lot Area is defined per ULDR 47-21.2.A.44. as: The total square footage of a parcel of land after subtracting the square footage area of any vehicular use area including the VUA required landscaping, building footprint, walls, curbs, walks, public utility easements, swimming pools, CRZ of any existing trees proposed to remain on site or any other impervious area.

Mark Koenig

Yes

*It appears that gross lot area is being used for landscape calculations, as opposed to net lot area. Please revise as applicable.

Structural Soil

The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, including sidewalk, 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.

Mark Koenig

Yes

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.



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- 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.

*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.

Interdistrict Corridor Requirements

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. No parking shall be permitted within the required yard. please note and illustrate compliance on Landscape Plans.

Mark Koenig

Yes

Street Tree Requirement

ULDR 47-21.13.B.16. Provide street trees along the length of the property abutting the street, planted in area located between the roadway and the property line. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way. Street trees are provided at one tree per 40 linear feet of street frontage or greater fraction thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, street trees may be small trees provided at one per 20 linear feet. Half of the required trees must be of a

Mark Koenig

Yes



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large maturing shade species, and the remaining may be flowering or palm trees. Trees are to be a minimum of 12', and palms must have a minimum 8' clear trunk to allow for sight and pedestrian clearance.

*Overhead powerlines are not present along NE 43 ST, therefore a minimum of half of the required street trees must be of a large maturing species. Please revise.

General Comments:

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. The amended ordinance may be found within the City's ULDR published online by MuniCode:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE.

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.

Mark Koenig

Yes

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



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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.

6. Additional comments may be forthcoming after next review of new plans and written comment responses.

Neighborhood Compatibility Bufferyard Requirement

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.

Mark Koenig

Yes



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ULDR 47-21.14.A.9.: The landscape area required by bufferyard requirement as provided in Section 47-25.3, Neighborhood Compatibility Requirements, is intended to provide a heavily-vegetated view from the residential parcel. The tree requirements for the bufferyard are in addition to trees required to be installed to comply with general tree planting requirements and trees required for a VUA and include a minimum of one (1) tree for every three hundred (300) square feet or fraction thereof of bufferyard area. Trees shall be dicot types obtaining a fifteen-foot minimum height at maturity as listed in the table of tree evaluation and monocots obtaining a twelve-foot minimum height at maturity. The species mix shall be at least two-thirds (?) dicots.



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POLICE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
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 or does not have a sidelight panel area.		Nicholas Herring	No
2. All glazing should be impact resistant.		Nicholas Herring	No
3. Unit should be pre-wired for an alarm system. Alarm system should have battery and cellular backup in case of power outages and internet outages.		Nicholas Herring	No
4. Units should be pre-wired for a Video Surveillance (VSS) system. The VSS should have battery backup and cellular backup in case of power and internet outages.		Nicholas Herring	No
5. All Lighting should conform to IES and CPTED standards and illumination requirements.		Nicholas Herring	No



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6. The property should be uniformly lit from dusk until dawn or controlled by a photocell or similar device to provide light from dusk until dawn.	Nicholas Herring	No
7. Lighting is especially important along pedestrian walkways, entry/exit doors, drive ways, ATM areas, parking lots, bicycle parking areas, and mailbox locations. These areas should be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provides light from dusk until dawn.	Nicholas Herring	No
8. Full-cutoff, LED lighting fixtures should be utilized to prevent glare and light trespass.	Nicholas Herring	No
9. All landscaping on the property should conform to CPTED guidelines and be placed in a manner so as not to obstruct and render useless any lighting or cameras on the property. Landscaping should also allow for natural surveillance in to and out from the windows of the structure.	Nicholas Herring	No
10. Ground shrubbery should not exceed 2-3ft in height and larger shrubs and trees should have a canopy no lower than 6ft to provide clear sight lines throughout the property.	Nicholas Herring	No
11. Landscaping should not create hiding spaces or ambush points.	Nicholas Herring	No



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12. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking lots, pedestrian walkways, any areas containing infrastructure such as water/electrical and any other areas around the property where valuables are stored such as bicycle parking and mailbox locations. The VSS should be capable of retrieving an identifiable image of a person. Footage should be retrievable for at least 30 days.

Nicholas
Herring

No

13. Emergency communication devices should be placed in common areas. These should be easily identifiable and accessible.

Nicholas
Herring

No

14. Light reflecting paint should be used in parking lot to increase visibility and safety.

Nicholas
Herring

No

15. Mirrors should be placed where blind corners exist to allow for safe pedestrian and vehicular travel, as well as to counteract the use of blind corners as ambush points.

Nicholas
Herring

No

16. All restricted areas and employee only areas should be access controlled and labelled as such.

Nicholas
Herring

No

17. Unauthorized intrusion is common where access controlled doors do not properly secure. Therefore, it is recommended access control/alarm systems with the ability to notify and/or sound an audible tone for unsecured doors be utilized.

Nicholas
Herring

No



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18. Proper wayfinding signage should be placed throughout the property to allow for fluid vehicular and pedestrian travel between areas of the property.

Nicholas
Herring

No

19. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

Nicholas
Herring

No

20. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

Nicholas
Herring

No

21. Electrical and other infrastructure controls should be secured and access limited to prevent tampering.

Nicholas
Herring

No

22. The alarm and VSS should have off-site monitoring.

Nicholas
Herring

No

23. The lack of windows on the drive-thru side of the building gives the feeling of little to no natural surveillance. The addition of a window or any other means of adding natural surveillance to the area is recommended for the deterrence of trespassing, loitering, prowling, and other criminal activities.

Nicholas
Herring

No



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General Comments:

It is highly recommended that the managing company make arrangements for private security or site monitoring, temporary fencing, access control, and video surveillance during construction.

Please submit responses in writing prior to DRC sign off.

Nicholas
Herring

No



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SOLID WASTE & RECYCLING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u> 1. Garbage, Recycling and Bulk Trash shall be provided.		George Woolweaver	Yes
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.		George Woolweaver	Yes
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.		George Woolweaver	Yes
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).		George Woolweaver	Yes
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.		George Woolweaver	Yes



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6. Service Days shall be per the City's residential routing schedule.	George Woolweaver	Yes
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.	George Woolweaver	Yes
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).	George Woolweaver	Yes
9. Containers: must comply with 47-19.4	George Woolweaver	Yes
10. 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.	George Woolweaver	Yes
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.	George Woolweaver	Yes

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



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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:

George
Woolweaver

Yes

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



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TRAFFIC ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Site Plan To meet the requirements stated in the city of Fort Lauderdale ULDR, Section 47-23.9, Interdistrict corridor requirements, consider eliminating one drive-thru lane and shift the proposed parking, drive aisle and building 10 feet to accommodate the minimum 20 feet width interdistrict code requirements adjacent to US-1.		Benjamin Restrepo	Yes
Traffic Impact Statement Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual for the proposed change in development use. In the Traffic impact statement include the trip generation for existing uses, previously approved uses with date of approval and the trip generation for the proposed change in development intensity.		Benjamin Restrepo	Yes



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URBAN DESIGN & PLANNING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of flood plain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.		Yvonne Redding	Yes
General 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		Yvonne Redding	Yes



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General

The site is designated (Commercial) 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.

Yvonne
Redding

Yes

General

Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:

Prior to submitting an application to the Planning and Zoning Board (PZB), the applicant shall:

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/City-Managers-Office/Neighbor-Support/Neighborhood-Associations>: and,

Yvonne
Redding

Yes

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.

The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of their applicants. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material



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and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made as part of the case file. 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.

General

Pursuant to Unified Land Development Regulations, Section 47-24.1.I., the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before [December 30, 2026], unless a mutually agreed upon time extension is established between the City and the applicant. An extension, then subsequent continuance, may be requested to complete review of the project. If the applicant fails to request an extension or complete review of the project within the permitted timeframes, the application will be scheduled for a Planning and Zoning Board hearing for failure to meet ULDR, Section 47-24.1.I., Review Process, and the applicant may be required to refile a new application and fees to proceed with the project.

Yvonne
Redding

Yes

Site Plan

ULDR, Section 47-25.3, Neighborhood Compatibility Requirements, provide narrative explaining how the proposed project successfully transitions from the adjacent residential areas, paying particular concern to the building height, scale, and massing, open space and landscape areas.

Pursuant to ULDR Section 47-25.3.d, Bufferyard Requirements, when a use is contiguous to any residential property this requirement does not meet the intent. It appears that the landscape strip is below the ten (10) foot width, the dumpster is required to be twelve (12) feet from the eastern property line, and the five (5) foot high wall is not being installed along the eastern property line.

Yvonne
Redding

Yes



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Site Plan

1. Pursuant to 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. Proposed site plan does not meet the intent for interdistrict corridor.

Yvonne
Redding

Yes

2. Pursuant to Section 47-23.9 Interdistrict Corridor requirements, proposed site plan does not provide the 20-foot yard requirement. The proposed site plan proposes to construct parking spaces (including handicap spaces) within the twenty (20)-foot yard where the code specifically states "No parking shall be permitted..."

Plans and Elevations

Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:

Yvonne
Redding

Yes

a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;

b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and



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c. Provide screening product material including images or pictures of actual application of such.

General Comment:

If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Shalanda Nelson, Structural Plans Examiner (954-828-5242) to obtain his signature on the final DRC plans.

An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZB sign-off, please schedule an appointment with the case planner (Yvonne Redding, yredding@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.

Yvonne
Redding

Yes

The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

Signage

Please be aware signage is approved through the permit process. The approval of this application does not apply to the signage shown in this plans package.

Yvonne
Redding

Yes