



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 23, 2018

APPLICANT: K5 Investment Group, LLC.

PROJECT NAME: Glass at Victoria Park

CASE NUMBER: R18007

REQUEST: Site Plan Level II Review: 8 Residential
Townhouse Units

LOCATION: 801 NE 6th Street

ZONING: RMM-25 (Residential Multifamily Mid Rise/
Medium High Density)

LAND USE: Medium-High Density Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: R18007

CASE COMMENTS:

Please provide a response to the following:

1. Based on fire separation distance on North elevation of 20' opening limited to 45%.

GENERAL COMMENTS

The following comments are for informational purposes:

1. Permit Applications [F.B.C. 2017-105.3.1.4], Detailed valuation [F.B.C. 2017-109.3]
2. Signed and sealed plans [F.B.C. 2017-107.3.4.0.4] Non SFR over \$15,000[F.B.C.2017-107.3.4.0.1] Work on S.F.R. over \$30,000 [F.B.C.2017-107.3.4.0.3]
3. Site plan Details [F.B.C.2017-107.3.5A(1)] setbacks. N. ____, E. ____, S.____, W.____
4. Finished Floor. _____, Flood Zone. _____. Flood vents hazard details [F.B.C.2017-107.3.5A(8)n]
5. Geotechnical Report with recommendations [F.B.C. 2017-107.3.5A.(8)a] or Positive soil statement
6. Broward County Environ. Review Certificate, All additions or new Construction. [F.B.C.105.2.3.4]
7. Special Inspector form completed [F.B.C.2017-110.10.1-2]
8. Special Inspector Plan [F.B.C.2017-107.3.4.3.3] Threshold Bldg.[F.B.C.2017-107.3.5A(8)]
9. R3 or R2 Townhomes HVHZ design calculations, [F.B.C.2017-107.3.5.2]
10. Building structural calculations [F.B.C.2017-107.3.5A(8)f (if required)]
11. Plans insufficient MEPS, Details [F.B.C. 2017-107.3.5.1]Shop Drwgs. [F.B.C.2017-107.3.5.2]
12. Area breakdown: AC , garage, covered porch, balconies, [F.B.C.2017-107.3.5.1] Per floor____x____
A/C _____ Total Area Under Roof_____ Building Footprint_____ Roof_____
13. Product approvals accepted by designer of record: windows, doors, roof, garage doors, Etc.
[F.B.C.2017-107.3.5.4]
14. Occ. Classification, Min. Type construction, Code submitted to: [F.B.C.2017-107.3.5A(2) and(3)]
Ex. Occ. Class R3, Type VB FBC 2017 Fifth Edition
15. Floor plan dimensioned including window door schedule and attic access [F.B.C.2017-107.3.5.1]
16. Fire required draft stopping, opening protection, fire rated wall details [F.B.C.107.3.5A(4)]
17. Occupancy Load and Egress requirements [F.B.C.2017-107.3.5A(7)] Occupancy Load_____
18. Bedroom Light and Ventilation Requirements (F.B.C.2017-107.3.5A(11))
19. Accessibility requirements: Ex. Res. (1) 29" Clear toilet Rm. Door [F.B.C.2017-107.3.5A(10)]
20. Attic ventilation calculations or Icynene [F.B.C.2017-107.3.5D(3)]Flame Spread Max 25 Icynene
21. Building Elevations showing beam and overall roof Ht. Roof drains, [F.B.C.2017-107.3.5]
22. Guards, handrails, stair detail., landings outswing doors, buck attachments [F.B.C. 2017-107.3.5.1]
23. Chapter 16 Main frame wind requirement criteria: Ex. ASCE 7-10 Etc. [F.B.C.2017-107.3.5.A(8)c.d.e)]
24. Structural plan Req.: foundation, wall, tiebeam, roof schedules [F.B.C.107.3.5A(8)i.j.k.]
25. Roof framing: truss anchors and uplifts including permanent bracing [F.B.C.107.3.5A(8)k]
26. Worst case wind loads PSF (Pos.+ Neg.-) for window and door openings [F.B.C. 107.3.5A(8)c]
27. Gable End detail / beam elevation changes /rake beam details[F.B.C.2017-107.3.5.2]
28. Structural elements Spec.'s (wood, steel, etc.), schedule, sufficient details[F.B.C.2017-107.3.5.2]



29. Safety: Examples- pool barriers [F.B.C.2017-107.3.5A(13)], smoke/C.M. detectors [F.A.C.R314, 315], elevators (3" floor-5"max hoistway gate) inside door [ASME, ANSI A 17.1] Buildings more than 3 stories- Elevator car to accommodate ambulance stretcher [F.B.C.2017-3002.4.]Smoke Evac., Alarms
30. All fenestration and insulated areas to comply with F.B.C. Energy Conservation 2017 R402.4.1.1



Case Number: R18007

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 5' permanent Right-of-Way Easement dedication along east side of NE 8th Avenue, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit.
- b. 20' corner chord permanent Right-of-Way Easement dedication on northeast corner of NE 6th Street & NE 8th Avenue intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit.
- c. Permanent Sidewalk Easement dedication as appropriate along north side of NE 6th Street to accommodate portion of 6' (min.) pedestrian clear path located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show linework in the plans and on easement exhibit.
- d. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access).

CASE COMMENTS:

A. Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments in Section A (additional comments may be required based on subsequent plan revisions):

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Rohan Punit at 954-828-5859 or rpunit@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility (TAM) Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer; the BCPC may be contacted at (954) 357-6695.
3. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).



Please be advised that the boundary survey provided is not based on Standard Title Commitment or Opinion of Title.

4. Discuss status and provide background of existing encumbrances such as easements (including whether public or private) shown on Boundary & Topographic Survey: 7.5' Reserved Alley Right-of-Way located along east property boundary.
5. Proposed structures (i.e. fence on top of retaining wall) shall not be constructed within existing 7.5' Alley Reservation located along east property boundary. Please be advised that vacation of Alley Reservation would require a separate DRC submittal, DRC staff support, and City Commission approval; if vacation of Alley Reservation would be retained as a Utility Easement (or if there is an existing Utility Easement), then a 'letter of no objection' would be required from each utility owner that has an interest in this Utility Easement.
6. Provide disposition of existing 5' chain link perimeter fence that encroaches onto adjacent private property, along east property boundary (per Boundary & Topographic Survey).
7. Property is described as a townhouse development however no property lines are depicted on the Site Plan. Revise Site Plan to show proposed property lines for each townhome unit. Proper easements also need to be shown for appropriate cross-access and utilities to ensure full access and maintenance of utilities in the future. Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent Common Areas.
 - a. The Property / lot lines shall be shown on the DRC Site Plan prior to Final DRC sign off, and shall be recorded prior to Building Permit application is submitted.
 - b. The Easements shall be shown on the Civil Engineering plans prior to Final DRC sign-off, and shall be recorded prior to request for the Certificate of Occupancy.
8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NE 6th Street and NE 8th Avenue; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing Alley Reservation boundaries as applicable for this project; also show proposed Sidewalk Easement boundaries as applicable for this project.
9. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. 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](#).
10. Delete all proposed on-street parallel parking spaces adjacent to the proposed development along NE 6th Street that encroach into the 25' corner sight triangles (measured from intersection point of extended property lines). Otherwise, the request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis, shall comply with engineering standards and shall take into consideration neighborhood characteristics such as the location of schools, parks and other community facilities, pedestrian facilities such as adequate sidewalks, street characteristics such as pavement width, width of border (right-of-way line to curb), the curvature of the street, speed limits, and other similar elements.



11. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system; in cases where a hard surface or drive which is adequate to support the combined full weight of the bulk container, the enclosure and service vehicles does not exist, a 10' wide hard surface extension directly in front of the bulk container shall be required for purposes of emptying the container.
12. Sheets A3.0 & A3.1 (Exterior Building Elevations): Show and label existing Right-of-Way, proposed Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
13. Coordinate minimum required radius with TAM to reconstruct radius return at northeast corner of NE 6th Street & NE 8th Avenue intersection, adjacent to the proposed development.
14. Per ULDR Section 47-20.11.A, on-street parallel parking stalls should typically be 24' length; also provide 8'-8" (min.) width on-street parallel parking stalls adjacent to 11' (min.) travel lanes, and end stalls 22' (min.) length adjacent to 45 degree curb tapers. Coordinate NE 6th Street and NE 8th Avenue on-street parking with TAM.
15. Show and label on Site Plan 6' (min.) clear sidewalk width for public pedestrian access along development side of NE 6th Street, and 5' (min.) clear sidewalk width along development side of NE 8th Avenue; to be located within City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate; coordinate required sidewalk width with TAM, and align back of sidewalk with Right-of-Way, Right-of-Way Easement, and/or Sidewalk Easement boundary as appropriate.
16. Continue concrete sidewalk across NE 8th Avenue driveway access point; design NE 8th Avenue driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website.
17. Per ULDR Section 47-20.5.C.6, show and label on Site Plan the minimum vehicle stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated within the stacking area (as measured from the City's Right-of-Way boundary) so that vehicles do not block parking stalls, parking aisles or driveways of off-street parking facilities; coordinate with gate access if appropriate.
18. Review potential to provide narrower 18' driveways at two-way ingress/egress point to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. If wider driveways are required for functionality of proposed development:
 - a. Provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing the site.
19. 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.
20. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth (please refer to applicable ADA standards for the required geometric dimensions of ADA parking spaces). ADA parking spaces serving a particular building shall be located on the shortest safely accessible route at least 44 inches wide that users will not be compelled to walk or wheel behind parked vehicles.



- b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
 - d. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. Gates in open position shall not block adjacent parking stall, sidewalk, walkway, etc.
21. Verify and discuss ADA accessibility design for sidewalk improvements along NE 6th Street and NE 8th Avenue, especially ground floor access to the new 'Glass @ Victoria Park' 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, as there appears to be over 2' vertical elevation differential.
22. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
23. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
- Additional coordination maybe required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend and South East Isles neighborhoods which are part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
24. Provide the storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Any site that goes through DRC must store at least the 25-year 3-day event on-site with NO EXCEPTIONS, if proposed drainage design is not intended to meet or exceed the pre-existing site condition. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
25. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along 6th Street and NE 8th Avenue:
- a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, email plan@fortlauderdale.gov.
 - e. Provide flow test results; submit the application to Water Billing Division, available online at the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=22765>.



- f. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
26. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed improvement will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
27. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
28. Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Protection Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
29. Applicant is strongly encouraged to prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. Construction fence shall not encroach within 25' corner sight triangle (i.e. northeast corner of NE 6th Street & NE 8th Avenue intersection). Please be advised that any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
30. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
31. Verify the existing utilities shown on the survey (including existing CMP storm drain within adjacent NE 6th Street Right-of-Way and existing 6 Inch water main within adjacent NE 8th Avenue Right-of-Way – per City Utility Atlas Maps) and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated. Especially coordinate undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.
32. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
33. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
34. Please note that any road cuts for utilities or curb cuts within in the City Right-of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108; show and label in plans as appropriate.



35. Please prepare and submit the following exhibits which clearly define the following (as applicable):

- a. Right-of-Way / Easement Dedication / Vacation Exhibit.
- b. Maintenance Agreement Area Exhibit.
- c. Revocable License Agreement Area Exhibit.

36. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos (not Google Street View images) and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

B. Prior to Building Permit (Engineering) Approval, please respond to the following review comments in Section B:

37. Prepare and submit the following Civil Engineering drawings as part of DRC submittal, signed and sealed by a Florida registered professional Civil Engineer:

- a. Paving, Grading, and Drainage Plan, including any existing public storm drain infrastructure adjacent to the proposed development (show all pipe materials and sizes on the plan) to demonstrate how stormwater runoff will remain onsite (provide sufficient spot elevations around building footprint, landscape areas, and property lines). Please be advised that all proposed storm drains with City Right-of-Way shall be constructed with Reinforced Concrete Pipe (RCP).
- b. Water and Sewer Plan, including any existing water mains, force mains, gravity mains, etc. (show all pipe materials & sizes on the plan). Please be advised that all proposed water mains constructed within City Right-of-Way shall be Ductile Iron Pipe (DIP).
- c. Erosion and Sediment Control Plan, to be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies. Please be advised that proposed silt fence taller than 30" is not allowed within sight triangles.
- d. Signing and Marking Plan, including details, and label radii of all landscaping and pavement areas.
- e. Provide typical cross-sections along all property lines, including at driveway access points, at on-street parallel parking lanes, and at landscape areas as appropriate. Show how the existing and proposed grades will tie to one another, and how stormwater runoff will remain onsite. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage Plan.

38. Bike racks (if recommended by TAM) shall be located within the proposed development property lines, and outside sight triangles, easements and dedications.

39. Dimension typical roadway travel lane widths (and on-street parallel parking lane lengths / widths, as appropriate if recommended by TAM) on the Site Plan for the proposed development side of NE 6th Street and NE 8th Avenue.

40. Provide and label typical roadway cross-sections for the proposed development side of NE 6th Street and NE 8th Avenue: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.

41. Coordinate with Stephanie McCutcheon at 954-828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling.



42. Provide drainage pipes to drain structural soil (per Silva Cell specifications or approved equal) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
43. Provide Demolition and Utility Disposition Plan for existing building structures, paved areas, walls, and underground utilities, including limits of any existing City sanitary sewer, storm drain, and/or water main infrastructure to be removed and/or modified.
44. Provide Utility Connection Plan for all franchise utilities (i.e. AT&T, Comcast, FP&L, etc.) in addition to the water and sewer connections.
45. Show all existing and proposed utilities on the landscaping plans for potential conflict, existing CMP storm drain within adjacent NE 6th Street Right-of-Way and existing 6 Inch water main within adjacent NE 8th Avenue Right-of-Way (per City Utility Atlas Maps).
46. Provide dedicated fire service connection (i.e. not combined with domestic water service connection), as applicable per the NFPA guidelines, for the proposed development. Buildings with fire pumps must have an adequate and reliable capacity and shall be of single supply as per AHJ per NFPA 24 2.3. Per NFPA 13 23.1.3.2 (2007 ed.), when a single supply serves a main less than 6 in., then it may serve both domestic and fire systems. If fire main required is larger than 6 in. must be single use and dedicated to fire service.
47. Please be advised that Drainage Well, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions as appropriate.
48. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
49. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHCED, and City Right-of-Ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHCED, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public Right-of-Way will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

50. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Howard Clarke at 954-357-5760 or hoclarke@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.



51. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to the engineering reviewer.
52. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
53. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
54. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery.
 - 2) Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
 - 4) Show location, type, and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of the fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles.
 - 5) Show location and type of construction crane(s), including span radius.
 - 6) Indicate location and number of portable restrooms, dumpsters, and trash chutes.
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
 - 9) Indicate location and time frame of any street closures (part or entire street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more.
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase.
 - 11) Show location of parking for inspectors and construction personnel. Include all off-site parking – location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show the route of the shuttle.
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown in a separate drawing, prepared at an appropriate scale in order to illustrate route through the City.
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours.



- 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving the site from vehicular traffic.
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes.
 - 18) Indicate schedule for street sweeping of periphery of the construction site.
 - 19) Indicate if dewatering is proposed.
55. Obtain a dewatering permit from the Broward County Environmental Protection Department (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
56. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
57. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in City Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
58. Please note that any lighting within the City's Right-of-Way shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License Agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance Office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-of-Way.
59. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's Right-of-Way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
60. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at 954-828-7809 or rjohnson@fortlauderdale.gov, as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R18007

CASE COMMENTS:

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation.
2. 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.
3. Clarify what the thick white band is around street trees.
4. Remove the westernmost on-street parking space along 6th to out of the corner sight triangle. This will allow for the required street trees to be placed one per forty feet (usually 2 parallel spaces
5. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13.A&B. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum.
6. 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.
7. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
8. 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.
9. Provide, in tabular format, all calculations for required versus provided landscape data.
10. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. For specimen trees, this is to a substantial barricade. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.



11. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
12. 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 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.
13. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

14. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
15. 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.
16. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



Case Number: R18007

CASE COMMENTS:

Please provide a response to the following:

1. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
2. Consider pre-wiring residential units and retail space for alarm systems.
3. Site lighting and landscape should follow C.P.T.E.D. principles.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18007

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City.
2. Service Days shall be: Scheduled service days will be set by the City.
3. Placement of containers on the scheduled collection day shall be coordinated with the Solid Waste & Recycling specialist, Stephanie McCutcheon.
4. Containers shall not be stored in public view on non-collection days.

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R18007

CASE COMMENTS:

1. It appears that the proposed site plan is deficit 2 parking spaces to meet the guest parking requirement. Please meet the requirement of spaces 2 per dwelling unit + 0.25/dwelling unit designated for guest parking.
2. On Street parking in the public right of way cannot counts towards the proposed sites parking requirement. The City has the right to meter on street parking in the public right of way at any time.
3. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point. Please ensure this requirement is met.
4. Please dimension the roadways through lane, bike lane, on street parking and sidewalk.
5. The desired Cross half section for NE 6th St is one 10' through lane, one 5' bike lane, 9' on-street parking(includes curb)/Landscape/swale and a 6' sidewalk. Please add a half cross section detail to the civil plans showing these dimensions.
6. Bicycle parking is encouraged. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
7. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
8. 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.
9. Additional comments may be provided upon further review.
10. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. 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.
3. 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: R18007

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website at: <http://www.fortlauderdale.gov/neighbors/civic-associations> and a map of neighborhood associations may be found at <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Medium-High Residential 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. Provide the following changes on site plan:
 - a. Indicate fee simple lot lines for each unit;
 - b. Provide changes to the townhouse entrances along NE 6th Street and NE 8th Avenue that improve the overall pedestrian experience in this area by reducing fence height, adding pedestrian entry features; etc.;
 - c. Two guest parking spaces are required for the proposed development per Table 1 in ULDR Section, 47-20.2 Parking and Loading Zone Requirements of 0.25 parking spaces per dwelling unit and these parking spaces must remain within the property boundaries;
 - d. A three foot setback for fences is required from the property line and the fence must be at least 75% non-opaque;
 - e. Swimming pools must be setback at least 5 feet from the property line;
 - f. Dimension vehicular stacking entering and exiting the driveway;
 - g. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks; and,
 - h. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
4. Provide details of the fence to indicate compliance with Section 47-18.33.B5.9, *Fence Requirements*, and consider the visual impact of the fence along NE 6th Street and NE 8th Avenue. Fencing should be placed and designed in a way that relates to the public realm/street and project. Consider reducing height of fence to four feet and providing transparency or finish that articulates the building behind and provides safety through visibility along the street.
5. Provide a central location for residents to place their refuse receptacles during pick up and ensure refuse carts remain in townhouse garages until service day and are placed back in garages within a timely period.
6. Consider paint colors that complement the stonework on the building elevations.
7. Provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A townhouse development shall have a recorded maintenance agreement for the common areas. Such agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off. A minimum five foot easement is required around each building group.



8. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
9. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.
10. It is strongly recommended that bicycle parking be located in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide.
11. The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

12. Provide a written response to all Development Review Committee comments within 180 days.
13. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros via email at NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
14. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's Development Review Committee Representative.
15. Additional comments may be forthcoming at the Development Review Committee meeting.



Legend

- Subject Site
- FTL Corp Limits



R18007

