



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 13, 2018

APPLICANT: Broward County Board of County Commissioners

PROJECT NAME: Port Everglades Terminal 4 Parking Garage

CASE NUMBER: PRE18004

REQUEST: Preliminary Review: 1,813 Space Parking Garage

LOCATION: 2050 Eisenhower Boulevard

ZONING: Port Everglades Development District (PEDD)

LAND USE: Transportation

CASE PLANNER: Florentina Hutt



Case Number: PRE18004

CASE COMMENTS:

Prior to subsequent DRC submittal (as appropriate), please address the following Preliminary DRC review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), as appropriate 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. 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. All proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County Highway Construction & Engineering Division (BCHCED), and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval or written correspondence (as appropriate) from the following agency for the improvements along:

- a. Eisenhower Boulevard – Broward County (Port Everglades Authority).
3. 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.
4. 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.

5. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov.



6. Discuss potential ramifications of proposed development encroaching beyond DRI (Development of Regional Impact) Line.
7. Discuss how the proposed improvements will not compromise integrity of adjacent existing building structures.
8. Proposed exterior building doors shall not open into adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
9. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth (please refer to applicable ADA standards and Florida Building Code for the required geometric dimensions of ADA parking spaces), as well as sloping floor and ramp grades. 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; show and label ADA accessible route(s) serving proposed development.
 - b. Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.
 - c. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - d. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - e. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - f. 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.
10. Sheets A-5A & A-5B: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car or where the number of parking spaces in the dead end is 10 or less (AASHTO "P" Design Vehicle).
11. Verify and discuss ADA accessibility design for sidewalk improvements along Eisenhower Boulevard, especially ground floor access to the new 'Terminal 4 Parking Garage' building (along the entire perimeter), as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate.
12. Discuss disposition of City's existing drainage system (per City Utility Atlas Maps) in the vicinity of the proposed improvements, which currently connects another portion of the property with Eisenhower Boulevard, and outfalls at existing west seawall along perimeter of Slip 2.
13. Clarify design intent of site grading in the vicinity of proposed building, 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.



14. 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.
15. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along Eisenhower Boulevard:
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov. Please be advised that 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.
 - b. 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.
 - c. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
16. 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.
17. 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.
18. 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).
19. Verify the existing utilities shown on the survey (including existing 24 Inch RCP and other storm drain infrastructure in vicinity of project and Eisenhower Boulevard – 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.



Case Number: PRE18004

CASE COMMENTS:

Please provide a response to the following:

1. This is subject to the Development Regional Impact (DRI) review.



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CASE COMMENTS:

Please provide a response to the following:

1. Light reflective paint should be used in the parking garage to increase visibility and safety.
2. Emergency communication devices should be available in every floor of the parking garage and any common use public areas. They should be clearly marked and easily identifiable and accessible.
3. The site should be equipped with a comprehensive CCTV system that is capable of retrieving an identifiable image of an individual on site. The system should cover all entry exit points, lobby and elevator areas, parking garage, storage areas, common areas and any sensitive area of the site.
4. All mechanical, electrical and maintenance rooms should be access controlled.
5. Any glazing should be impact resistant.
6. Any Restricted area should clearly posted and secured.
7. All lighting and landscaping should follow C.P.T.E.D. guidelines.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

1. Please provide a business plan for managing traffic on ground floor.
2. Please provide way finding signage for traffic flow of vehicle and pedestrian movement through the site.
3. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
4. 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.
5. Additional comments may be provided upon further review.
6. 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.



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CASE COMMENTS:

Please note the following preliminary comments:

1. Per Section 47-15.10, – Port Everglades Development District (PEDD) Uses, parking garages are a permitted use in this district. Per Sec. 47-15.26. - Site Plan Review Exemption, uses allowable are exempt from the provisions of site plan review ordinances. The Applicant may submit for building permits.
2. The proposed pedestrian bridge is proposed within the existing Northport/Convention Center DRI. The development order has expired, however the DRI has not been rescinded. Please note that the DRI condition that affects this proposal is still being evaluated. Staff reserves the right to provide additional comments about the DRI condition and how it may affect this proposal once we receive further clarification.
3. The site is designated Transportation on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
5. 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: 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.
6. Consider the following changes on site plan:
 - a. If parking structure is enclosed, indicate where ventilators will be placed on site plan and elevations. Denote all parking garage openings via shading. Provide detail of garage screening of openings and light fixture shields. Ensure screening adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution;
 - b. Please provide adequate landscape strip with shade trees between the curb and sidewalk to provide a safer, more usable and comfortable pedestrian environment and support proper shade tree growth and long-term sustainability. Discuss shade tree types with the Landscape Representative.
 - c. Provide safe pedestrian connections on site;
 - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and
 - e. 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.
 - f. Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical



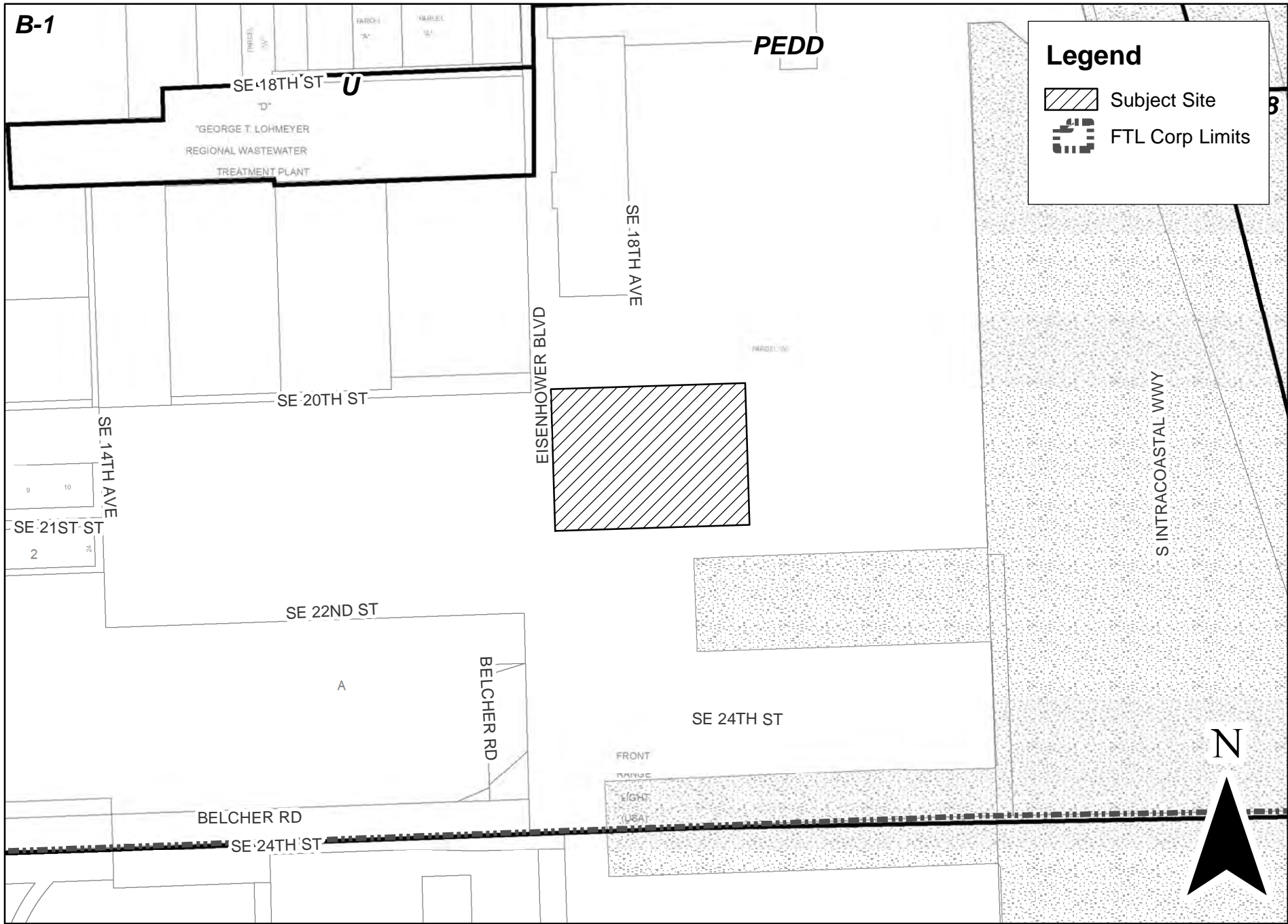
equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.

7. Coordinate traffic impacts and vehicular circulation patterns on adjacent roadway network with the Transportation and Mobility Department. Consider any future Convention Center improvements.
8. Provide detailed site plan to clearly delineating building footprint, sidewalks and proposed landscaping with dimensions.
9. Provide colored elevations and include specifications, and/or photographic examples of proposed materials.
10. The City's Strategic Vision contains policies 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.

11. Provide a written response to all Pre-DRC comments within 180 days.
12. An additional follow-up coordination meeting may be required to review project changes necessitated by the Pre-DRC comments.
13. 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 DRC Representative.
14. Additional comments may be forthcoming at the DRC meeting.



PRE18004