



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 27, 2018

APPLICANT: RA Financial Group

PROJECT NAME: 11th Street Townhouses

CASE NUMBER: R18016

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

LOCATION: 300 NW 11th Street

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

LAND USE: Medium-High Density Residential

CASE PLANNER: Tyler Laforme



Case Number:

CASE COMMENTS: R18016

Please provide a response to the following:

1. Provide parking per ADA.
2. Provide Construction Type per FBC(2017) Chapter 6.

Please Consider the Following:

To meet the definition of a Townhouse as an R-3 occupancy the property must comply with following requirements as defined in the 2017 Florida Building Code-Building and the 2017 Florida Building Code-Residential in Chapter 2 of both versions of the Code, specifically; "two or more attached units with property lines separating such units in which each unit extends from the foundation to the roof". To be considered as Group R-3 each unit to be on separate parcels.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

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

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and



or structure will require a separate permit. The following websites will assist in the design considerations;

- a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
- b. https://floridabuilding.org/dca/dca_fbc_default.aspx
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

Building Code Comments and General Guidelines:

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)l]
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: R18016

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. 5' permanent Right-of-Way Easement dedication along south side of NW 11th Street, to complete half of 50' Right-of-Way section; show / label delineation in the plans.
- b. 5' permanent Right-of-Way Easement dedication along west side of NW 3rd Avenue, to complete half of 50' Right-of-Way section; show / label delineation in the plans.
- c. 20' corner chord permanent Right-of-Way Easement dedication on southwest corner of NW 11th Street & NW 3rd Avenue intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- d. Permanent Sidewalk Easement dedication as appropriate along south side of NW 11th Street to accommodate portion pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- e. Permanent Sidewalk Easement dedication as appropriate along west side of NW 3rd Avenue to accommodate portion pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- f. 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); show / label delineation in the plans as appropriate.

CASE COMMENTS:

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

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.
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.

Please provide boundary survey that is based on Standard Title Commitment or Opinion of Title.

4. Discuss disposition of existing power pole located near middle of west property boundary; confirm if there is an existing Utility Easement along west property boundary, and whether it is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of any proposed walls, landscape trees, and irrigation located within their Utility Easement. Otherwise, a 'letter of no objection' from each private utility owner that has an interest in this Utility Easement will also be required.
5. Proposed structures (i.e. storm drain infrastructure, etc.) shall not be constructed within proposed 20' corner chord dedication on southwest corner of NW 11th Street & NW 3rd Avenue intersection.
6. Provide disposition of existing perimeter fence that encroaches onto adjacent private property, along west property boundary (per Map of Boundary 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.
 - 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 NW 11th Street and NW 3rd Avenue; also show proposed Right-of-Way, Right-of-Way Easement, and Sidewalk Easement boundaries as applicable for this project.
9. Sheet 3 of 5 (Front Elevation): Show and label existing Right-of-Way, proposed Right-of-Way Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
10. Provide and label typical roadway cross-sections for the proposed development side of NW 11th Street and NW 3rd 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.
11. Since existing City streets in vicinity of proposed development predominantly have roadside swales, only provide curb & gutter (i.e. 'Type F') within NW 3rd Avenue Right-of-Way areas adjacent to proposed on-street parallel parking stalls (i.e. along front of sidewalk edges and along parking stall end tapers as appropriate). Coordinate NW 3rd Avenue on-street parking with TAM.
12. Continue concrete sidewalk across NW 11th Street driveway access point; design NW 11th Street 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.



13. For surface or ground-level parking lot layout:
- Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.
 - The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
14. 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.
15. Provide preliminary Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. 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 is strongly encouraged to submit this information prior to Final DRC approval in order to avoid possible subsequent Site Plan resubmittal under Administrative Review (i.e. DRC Level I) during Building Permit approval process. 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.
16. 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, unless proposed drainage design is based on Pre vs. Post analysis. 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.
- Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage capacity criteria).
17. Exfiltration Trenches:
- Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.



- c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
18. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along NW 11th Street and NW 3rd Avenue. 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 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.
 - 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. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - 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 written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
 19. Show all existing and proposed utilities on the landscaping plans for potential conflict.
 20. Discuss how sidewalk runoff (between buildings and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed development 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.
 21. 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.
 22. 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; note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
 23. 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, and any Jib Crane radius shall not extend beyond private property boundaries. 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.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
 24. 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.

25. Please see Attachment 'A' for General Advisory Information (Engineering).



Case Number: R18016

ATTACHMENT 'A' - GENERAL ADVISORY INFORMATION (ENGINEERING):

1. Meet the City's Adequacy requirements for 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. Dedication of rights-of-way: Please be advised that if Right-of-Way and/or Right-of-Way Easements (per the Broward County Trafficways Plan), including corner chords (per ULDR Section Section 47-24.5.D.1.p.vi), are waived by FDOT and/or BCHCED (provide written correspondence), the dedications will still be requested by the City of Fort of Fort Lauderdale.
 - b. Transportation/Pedestrian facilities: Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.
 - c. Stormwater: Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Drainage facilities: Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
 - d. Potable water: Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

Potable water facilities: 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.

 - i. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - ii. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - iii. Where the county is the projected service provider, a similar written assurance will be required.
 - e. Wastewater: Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and



easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Sanitary sewer facilities: 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.

- i. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - ii. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
 - iii. Where the county is the projected service provider, a written assurance will be required.
 - iv. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.
2. 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.
3. All existing driveways (accessing City Right-of-Way) not being utilized by the proposed development shall be fully removed and areas restored as appropriate.
4. 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.

5. Provide ADA accessibility, required within public Right-of-Way and areas of public accommodation within private property, 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).

Final construction checklist item shall include Engineer of Record (EOR) inspection of ADA accessible route(s) for the proposed development, and have necessary repairs made as appropriate.

6. EOR to perform due diligence to field verify all existing utilities (including those shown in City Utility Atlas Maps); coordinate with franchise utility owner for required undergrounding of overhead lines, and provide routing layout on Civil and Landscape plans as appropriate.
7. Applicant shall not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City of Fort Lauderdale.
8. 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.
9. Provide Demolition and Utility Disposition Plan for any existing building structures, paved areas, walls, underground utilities, etc.
10. Provide Utility Connection Plan for all franchise utilities, such as AT&T, Comcast, FP&L, Teco, etc.
11. 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.
12. 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.
13. 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. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
14. Prior to obtaining demolition permit, 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. Current 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.
15. 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.

16. 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.

17. 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 Dougniaux 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.
18. 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.
19. Route and obtain approval from Broward County Traffic Engineering Division on any pavement marking and striping plans within City Right-of-Way.
20. Verify the means for demolishing 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 impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
21. 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.
22. A dewatering permit from Broward County Environmental Protection Department (EPD) is required for sites within ¼ mile of a known contamination site. A map of contaminated sites can be found at <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=5d9ec5c1eb614c8b88d8990f48b15b7a#> or contact Norman Arrazola at narrazola@broward.org or 954-519-1237 to make this determination.
23. 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).
24. 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 both existing and proposed ERC's as appropriate. Impact Fees shall be paid prior to the issuance of the building permit.



25. 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.
26. 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.
27. Please discuss 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: R18016

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. Please visit MuniCode to view the updated Landscape & Tree Preservation ordinance including native, pervious, and turf required percentages
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
2. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
3. 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.
4. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
5. 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.
6. 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.
7. Provide, in tabular format, all required versus provided landscape calculations. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
8. 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.
9. 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.

10. 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.
11. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.
12. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
13. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
14. Provide ISA Certified Arborist report for trees 18" DBH and greater, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.
15. Provide tree mitigation calculations.

Please consider the following prior to submittal for Building Permit:

16. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
17. 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.
18. 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: R18016

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Garage doors should be impact resistant.
4. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off track.
5. All glazing should be impact resistant.
6. Units should be pre-wired for an alarm system.
7. Some of the photometric readings at the garages court yard area are too low (Less than 1foot candle) Some are as low as .2 foot candles. This creates illumination issues with bright and dark areas on the site.
8. The illustrations show some trees / bushes blocking the view out of windows. The line of sight out of the windows should not be obstructed by any landscaping as it would create security issues.
9. Lighting and landscaping should follow C.P.T.E.D. guidelines.
10. How deep are the retention ponds?

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.



Case Number: R18016

CASE COMMENTS:

The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets, including grass swales in City streets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall respond to the following comments:

1. Please email CRBARRETT@FORTLAUDEDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans) as applicable.
2. FYI - Please note that no private stormwater infrastructure (drainage pipes, wells, or basins,) can be constructed in City Right of Way or in City drainage easements. Please remove any proposed stormwater systems that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
3. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

Prior to Issuance of Building Permit, the applicant shall address the following comments:

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.



- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporary construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

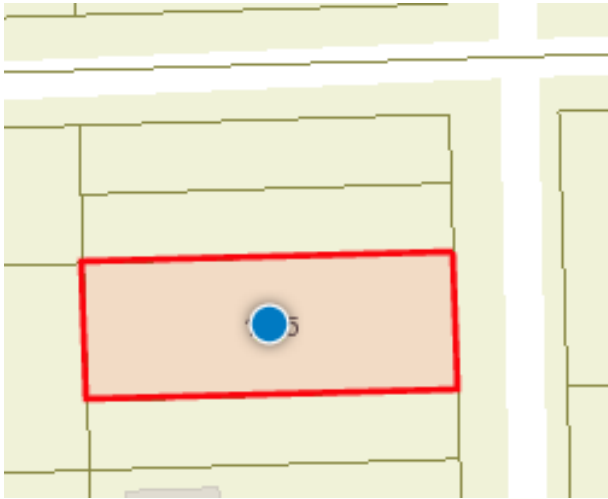
- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

Dewatering Notes (Applicable if dewatering activities are anticipated)

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.



Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18016

CASE COMMENTS:

1. Please place a minimum 6 foot clear wide sidewalk along both NW 11th St and NW 3rd Ave.
2. Please install pedestrian lighting along the sidewalks.
3. Please shrink the driveway width to 20 feet.
4. Dimension typical parking spaces.
5. Consider providing on street parallel parking along NW 3rd Ave.
6. Please show the 22 foot driveway stacking distance from the property line.
7. 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.
8. Please show all sidewalk dimensions on the site plan, including all pinch points on the site.
9. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. 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.
10. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
11. 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.
12. Additional comments may be provided upon further review.
13. 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.



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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: R18016

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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Medium-High Density 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) 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.
- 4) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-25.2, Adequacy Requirements
 - b. Sec. 47-18.33.B, Townhouse Site Design Criteria
- 5) Provide a signature from the owner on the application or provide a signed agent letter stating that the agent is representing the owner.
- 6) Provide the following changes on the site plan:
 - a. Provide dimensions for all of the parking spaces as well as the stacking requirements,
 - b. Per ULDR Section 47-18.33.B.f, Re-locate the parking to the rear of the site, it is not permitted where it currently is in the front, also relocate the retention ponds to the rear of the site.
 - c. See Engineering comments regarding providing a 20' corner chord dedication,
 - d. See Engineering comments regarding providing a 5' Right-of-Way easement on NW 11 St and NW 3 Ave to maintain half of a 50' ROW, and re-locate the proposed sidewalk into the 5' ROW Easement,
 - e. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 7) Provide the building footprint coverage on the site plan data table.
- 8) Per Section 47-18.33.B.7 of the ULDR, each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:
 - a. A roofed landing, an architectural design and material similar to and integral with the principal structure,
 - b. A minimum of four (4) linear feet shall be provided between principal entrances,
 - c. The roofed landing may encroach into the front yard an additional three (3) feet,
 - d. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.

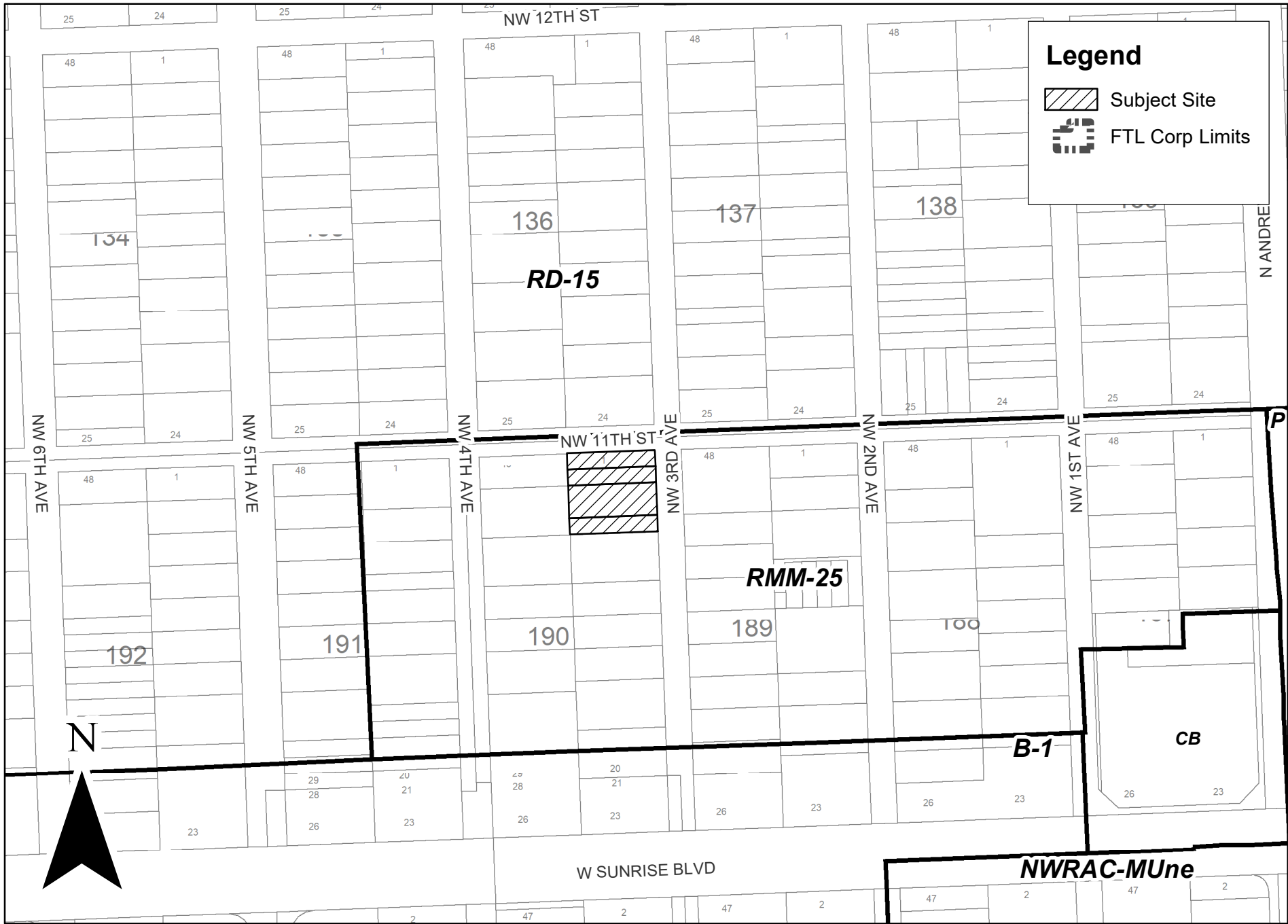
- 9) Provide additional elevations of the east side of the building which faces NW 3 Ave and of the north sides which face NW 11th St. To enhance the architecture of the buildings and enhance the pedestrian experience, elevations should include articulation and transparency. Refer to the site plan application letter D, Building Elevations on the Technical Specifications.
- 10) Per Section 47-18.33.B.10, Fence and Wall Requirements, a wall or fence must be installed between the development site and any neighboring residential property unless specifically requested and then approved by the Planning and Zoning Board.
- 11) Provide hard copies of the photometric plan showing foot-candle readings to all property lines, and the landscaping plan with dimensions.
- 12) Contact Richard Benton, Floodplain Manager, at rbenton@fortlauderdale.gov or (954) 828-6133 to discuss compliance with floodplain ordinance.
- 13) Per Section 47-18.33.B.15, Maintenance Agreement, a townhouse development shall have a recorded maintenance agreement for the common areas and guest parking.
- 14) All agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.
- 15) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.
- 16) It is strongly recommended that bicycle parking 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 Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at KWarfel@fortlauderdale.gov.

GENERAL COMMENTS:



The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 17) Provide a written response to all DRC comments within 180 days.
- 18) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 19) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 20) Additional comments may be forthcoming at the DRC meeting.



Legend

-  Subject Site
-  FTL Corp Limits

R18016

