



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 10, 2018

APPLICANT: Paul Kissinger EDSA, agent on behalf of the City of Fort Lauderdale

PROJECT NAME: Las Olas Marina

CASE NUMBER: R18018

REQUEST: Site Plan Level IV Review: Conditional Use for Marina, 21,445 Square Foot Restaurant and 10,800 Square Foot Marina Services Building

LOCATION: 200 Las Olas Circle

ZONING: Planned Resort Development (PRD) and Intracoastal Overlook Area District (IOA)

LAND USE: Central Beach Regional Activity Center (C-RAC)

CASE PLANNER: Randall Robinson



Case Number: R18018

CASE COMMENTS:

1. Permits by local AHJ approval contingent upon review and approval of Federal, State, County and local agencies.
2. Staging plan will be required. Plan protection of the waterway and adjacent property to be provided and how is the site going to be monitored during construction?
2. North orientation to be provided on Site Plan.
3. ADA access for the Fine Dining Restaurant could not be determined on plans. There are no ramps shown on plan to get to the 9.00 FFE as shown on sheet C3-1.01.
4. There are no Rest Room Facilities shown in Fine Dining Restaurant at either of both interior levels. Sheet A1-04.
5. Site Plan and Drainage Plan, Sheet A1-01 and C3-1.01 respectively, show Restroom attached to the Fine Dining Restaurant accessible from the exterior of the building. Elevations would indicate level access to a FFE of 5.00 of RR with no interior access to the 9.00 FFE of the Restaurant first floor level of FFE of 9.00. South Elevation on Sheet A2-06 does not show door to this Rest Room Facility.
6. Rest Room 03 South, Sheet A1-05 does not designate gender or unisex.

GENERAL COMMENTS

The following comments are for informational purposes.

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=C_OOR_CH14FLMA

General Guidelines Checklist is available upon request.



Case Number: R18018

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting 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 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.
3. Proposed vehicular access conflicts with existing NVAL line shown on Sheet C2-1.01 (Utility Plan), located along S Birch Road west Right-of-Way boundary.
4. Proposed restaurant building structure and adjacent parking lot encroach within existing S Birch Road Right-of-Way shown on Sheet C2-1.01 (Utility Plan).
5. Per ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property minus 1 foot (maximum height); allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached.
6. Label typical roadway travel lane widths for S Birch Road and for private road located just north of new parking garage structure.
7. Proposed trees shown on Landscape Plans appear to conflict with parking lot vehicle circulation, near northeast corner of proposed development.
8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along S Birch Road; also show existing Utility Easement boundaries as applicable for this project.
9. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.



10. Provide and label typical roadway cross-sections for the proposed development side of S Birch Road and for private road located just north of new parking garage structure, at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Confirm that proposed Marina Services Building and Retails Shops have sufficient offset from adjacent private road (i.e. located just north of new parking garage structure), per FDOT Greenbook criteria.
11. 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.
12. 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.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
13. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (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.
14. 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.
15. 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.
16. The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. 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. The applicant shall provide an itemized response letter addressing the following comments:
 - a. Please email crbarrett@fortlauderdale.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).
 - b. Please revise all engineering sheets C1-C3 to denote proposed infrastructure with bold & solid lines and existing infrastructure dashed and light.
 - c. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems. Existing City infrastructure that is proposed to be removed shall be shown with X-line types to differentiate from existing infrastructure to remain.
 - d. Please note that no private stormwater infrastructure (**storm leaders**, 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.

- e. The proposed development falls within one of the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group (rpetrica@fortlauderdale.gov) for review of the proposed R/W improvements and coordination with the stormwater neighborhood master plans currently in final design phase.
- f. 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.
- g. Provide tidal valves in existing City drainage outfalls as part of the redevelopment and project upgrades. Please coordinate with Thomas Green tgreen@fortlauderdale.gov CRA SENIOR PROJECT MGR.
- h. **Existing Stormwater Asset Map possibly affected by the Proposed Development:**



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



Case Number: R18018

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

- A. 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.

- B. 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.
- C. Provide Demolition and Utility Disposition Plan for any existing building structures, paved areas, walls, underground utilities, etc; provide Utility Connection Plan for all franchise utilities, such as AT&T, Comcast, FP&L, Teco, etc.
- D. Please be advised that Drainage Well, Water Meter Vault, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within public Right-of-Way or permanent Right-of-Way Easements.
- E. Prior to permitting, 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.
- F. Prior to permitting, 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.
- G. Prior to permitting, 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.
- H. Prior to permitting, route and obtain approval from Broward County Traffic Engineering Division on any pavement marking and striping plans within City Right-of-Way.
- I. Prior to permitting, 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.

J. Prior to permitting, 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:

- 1) Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - a. Include a narrative for each phase along with roadways utilized for materials delivery.
 - b. Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
 - c. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
 - d. 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.
 - e. Show location and type of construction crane(s), including span radius.
 - f. Indicate location and number of portable restrooms, dumpsters, and trash chutes.
 - g. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
 - h. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
 - i. 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.
 - j. 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.
 - k. 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.
 - l. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
 - m. 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.
 - n. Indicate where and how concrete trucks will stage during multiple yardage pours.
 - o. 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.
 - p. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
 - q. Show locations of truck wash-off area and procedures, including tires and concrete chutes.
 - r. Indicate schedule for street sweeping of periphery of the construction site.
 - s. Indicate if dewatering is proposed.



- K. 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.
- L. 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).
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. In order to help mitigate the possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets, 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 Existing Stormwater Asset Map (green linework) provided in the DRC case comments. A copy of the approved SWPPP 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):

Closed Circuit TV inspection (CCTV) Notes (Applicable if dewatering to City stormwater assets)

- 1) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- 2) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.



- a. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- 3) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - a. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - b. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes (Applicable to all site developments)

- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- 9) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- 10) 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.
- 11) 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.
 - a. 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.
 - i. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - ii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.



- iii. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - iv. Sweeping of public roadways shall be done periodically as condition demand.
- 12) Dust generated from construction shall be minimized by daily watering of the site.
- 13) 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)

- 14) 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>
- 15) 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.
- 16) 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.
- 17) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.



Case Number: R18018

CASE COMMENTS:

Please provide a response to the following:

1. Increase canopy tree quantity along Birch Road and ROW between marina and garage.
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. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
4. 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.
5. 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.
6. 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 adjust plant material based on hydrozone grouping.



Case Number: R18018

CASE COMMENTS:

Please provide a response to the following:

1. CCTV should be used at all entrance/exit points of the buildings including lobby areas, all stairwells, all elevators, areas where money is handled or stored, and common areas. Retail, restaurant and office areas should be pre-wired for their own CCTV systems. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed along the promenade walkway.
3. Access control should be considered for marina services building, offices, and for dock areas used by long term boaters.
4. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
5. All stairwells should egress only first floor.
6. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
7. Consider pre-wiring retail spaces, restaurants, and office areas for an alarm system

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: R18018

CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. 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. 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@FORTLAUDERDALE.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).
2. Please revise all engineering sheets C1-C3 to denote proposed infrastructure with bold & solid lines and existing infrastructure dashed and light.
3. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems. Existing City infrastructure that is proposed to be removed shall be shown with X-line types to differentiate from existing infrastructure to remain.
4. Please note that no private stormwater infrastructure (**storm leaders**, 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.
5. The proposed development falls within one of the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group (rpetrica@fortlauderdale.gov) for review of the proposed R/W improvements and coordination with the stormwater neighborhood master plans currently in final design phase.
6. 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.
7. Provide tidal valves in existing City drainage outfalls as part of the redevelopment and project upgrades. Please coordinate with Thomas Green TGreen@fortlauderdale.gov CRA SENIOR PROJECT MGR

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):

Closed Circuit TV inspection (CCTV) Notes (Applicable if dewatering to City stormwater assets)

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.



- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

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 temporal 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.



GENERAL COMMENTS

Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18018

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Coordinate with Parks and Recreation disposal of materials from public street containers.



Case Number: R18018

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Provide a minimum 10 foot wide obstruction free promenade along the intercostal.
3. Show water taxi stops.
4. Show right of way lines on the site plan.
5. Provide pedestrian lighting along sidewalks.
6. Show loading/unloading areas, loading/unloading must not be with in public right of way.
7. Enhance pedestrian crossings at the Birch Rd & Cortez St intersection. Examples: roundabout, raised intersection etc.
8. Provide a crosswalk at the intersection between this site and the proposed city parking garage to the south.
9. Continue concrete sidewalk through the driveways.
10. Please provide roadway cross sections.
11. Is the proposed parking lot on the north east side of this site needed? Consider removing the proposed parking lot and convert in to a public space.
12. Will there be a sidewalk between the proposed building and the travel lanes between this site and the proposed city parking garage?
13. The city has the right to meter any proposed on street parallel parking spaces with in the public right of way.
14. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point.
15. 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.



16. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
17. Bicycle parking is needed, 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.
18. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
19. 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.
20. Additional comments may be provided upon further review.
21. 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: R18018

CASE COMMENTS:

Please provide a response to the following:

1. This application is subject to the Public Participation requirements of Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

2. The site is designated CENTRAL BEACH REGIONAL ACTIVITY CENTER on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. The City monitors and tracks development entitlements in the Beach Regional Activity Center based on available residential units and vehicular trips. Provide the net number of vehicular trips the project is expected to generate.
3. Please be advised that development applications in the Central Beach Regional Activity Center are subject to vehicular trip availability at the time of DRC approval, and remaining available trips will be allocated at the time of site plan approval on a first come, first served basis. Applicant shall confirm the status of the availability of trips during the DRC approval process.
4. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division, tturner@broward.org or 954-357-6623, to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
5. The proposed project requires review and recommendation by the PZB and review and approval by the City Commission (CC). Separate submittals are required for PZB and CC review. The applicant is responsible for all public notice requirements (ULDR, Section 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a CC meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
6. Address ULDR Section 47-12.5, Central Beach District Requirements and Limitations, in narratives and attach all narratives to PZB and CC plan sets.



7. In order to calm traffic and provide a more welcoming pedestrian approach to the proposed fine-dining restaurant and the marina from the northeast, consider the following changes on site plan:
 - a. configure restaurant parking area entrance at a right angle from Birch Road; shift parking entrance southwestward so that it is offset from the intersection with Cortez Street and thereby reduces the wide expanse of asphalt created by the four-way intersection currently proposed;
 - b. crosswalk at parking entrance of stamped asphalt.
8. In order to provide greater visual connections between east-west drive, waterside walkway, marina and parking garage, consider a break or breezeway in the retail building.
9. Insure that a minimum 5-foot-wide unobstructed path is provided on waterside walkway.
10. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Per ULDR Section 47-25.2.M.6. (Adequacy requirements / 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;
 - b. Per ULDR Section 47-12.6.D.1.b, Indicate all walkways (ingress/egress plan) that will be used for pedestrian access to the proposed development and indicate the number of pedestrian trips that are anticipated for each point of ingress and egress.
 - c. Per ULDR Section 47-12.6.D.1.g, Provide plan showing the location of all pedestrian walks, malls, yards and open spaces.
 - d. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - e. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, particular to/from public sidewalks, vehicle parking areas and building entrances;
 - f. 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. 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/> and send email to brestrepo@fortlauderdale.gov for information on bicycle parking standards; and,
 - g. Consider providing a B-cycle bike-sharing station in parking garage as an amenity for marina users.
11. Provide an eye-level perspective rendering looking westward down east-west drive to casual-dining restaurant. Perspective(s) should clearly indicate how the proposed development will be perceived from pedestrian level as viewed along the public realm, include building details, outdoor seating and proposed landscaping.
12. Provide a color-rendered pedestrian circulation plan, clearly indicating public access areas
13. Provide roof plan for all structures indicating the location of all mechanical equipment and any pole lights. 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. Consider use of the roof as an accessible amenity



14. 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 parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
15. Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final Development Review Committee (DRC) sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
16. Pursuant to the ULDR, Section 47-25.2.P, this site is located in an area that the City has identified as an archaeologically significant zone. The applicant is required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.
17. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the PZB.
18. The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, require developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Neomi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

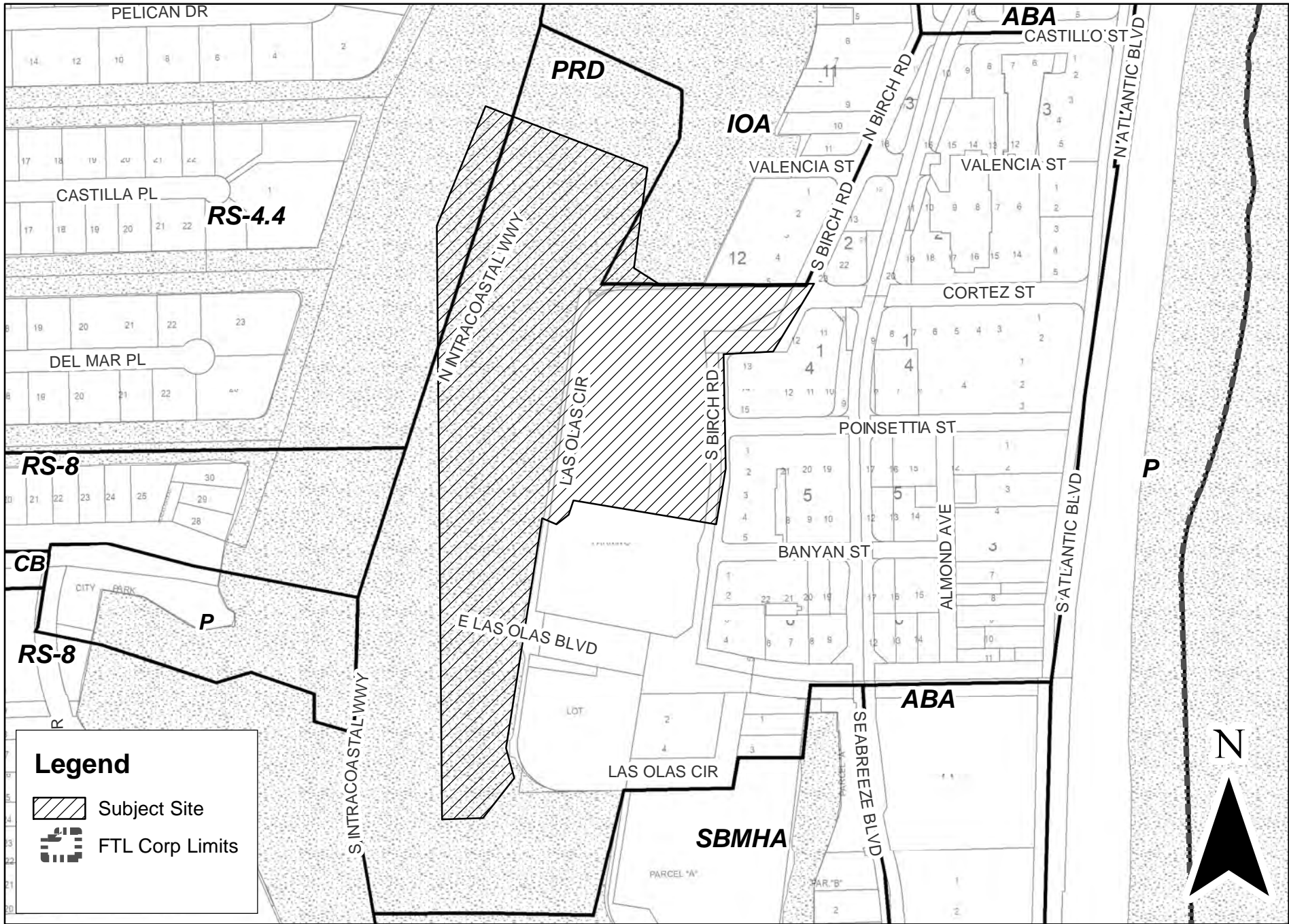
GENERAL COMMENTS

The following comments are for informational purposes.

19. If a temporary construction trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.



20. Provide staging and storage plan that indicates proposed fenced areas, material and equipment storage areas, construction parking plan, construction delivery truck routing, and crane locations. This plan shall also show multiple areas for various contractors (general, foundation, underground, franchise utilities, etc.), dewatering, pumping, sedimentation and filtering systems for dewatering foundations, and plans for maintaining traffic during the phases of construction (to be completed prior to permit approval).
21. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Randall Robinson by calling 954-828-5265 or via email at RRobinson@fortlauderdale.gov to review project revisions and/or to obtain a signature routing stamp.



R18018

