



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 8, 2018

**APPLICANT:** Terraces Development, LLC.

**PROJECT NAME:** Vista Haus South

**CASE NUMBER:** R18032

**REQUEST:** Site Plan Level II Review: 10 Residential  
Townhouse Units

**LOCATION:** 1245 NE 18th Avenue

**ZONING:** Residential Single Family and Cluster/Medium  
Density (RC-15)

**LAND USE:** Medium Density Residential

**CASE PLANNER:** Yvonne Redding and Adam Schnell  
(as Support)



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**CASE COMMENTS:**

1. FBC(2017) 903.2.11.3.1 requires the buildings to be equipped with fire sprinklers.

**Please Consider the Following Advisory Comments:**

The following comments are for reference purposes.

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".

**General Comments**

The following comments are for informational purposes.

1. 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.

2. 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](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 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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](https://floridabuilding.org/dca/dca_fbc_default.aspx)

c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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**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. Provide 5' permanent Right-of-Way Easement along west side of NE 18<sup>th</sup> Avenue, to complete half of 50' Right-of-Way section; show / label delineation in the plans.
- b. Provide 25' corner chord permanent Right-of-Way Easement on southwest corner of NE 13<sup>th</sup> Street & NE 18<sup>th</sup> Avenue intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- c. Provide permanent Sidewalk Easement as appropriate along south side of NE 13<sup>th</sup> Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along west side of NE 18<sup>th</sup> Avenue to accommodate portion of 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. Provide 10' x 15' (min.) permanent Utility Easement 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](mailto:rpunit@fortlauderdale.gov).
2. Provide spot elevations on boundary and topographic survey at property corners, and along property lines (50' max. interval).
3. Portion of proposed patio shall not be constructed within proposed 25' corner chord dedication on southwest corner of NE 13<sup>th</sup> Street & NE 18<sup>th</sup> Avenue intersection.
4. Revise Site Plan to show proposed property lines for each townhome unit, as the lines shown are not complete. 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.



5. Discuss conveyance of drainage in vicinity of proposed on-street parallel parking stalls along NE 18<sup>th</sup> Avenue, which drain towards 'Type F' curb & gutter without proposed curb inlets located adjacent to on-street parallel parking stalls.
6. Since existing City streets in vicinity of proposed development predominantly have roadside swales, only provide curb & gutter (i.e. 'Type F') within NE 18<sup>th</sup> 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 NE 18<sup>th</sup> Avenue on-street parking with TAM.
7. Coordinate minimum required radii with TAM to reconstruct curb return at southwest corner of NE 13<sup>th</sup> Street & NE 18<sup>th</sup> Avenue intersection, to align with existing edge of southbound travel lane.
8. Driveway access connections to NE 13<sup>th</sup> Street and NE 18<sup>th</sup> Avenue, as well as curb & gutter layout along NE 18<sup>th</sup> Avenue, shown on Site Plan and Landscape Plan should match Civil Plans.
9. Show existing driveway just beyond south property boundary of proposed development along NE 18<sup>th</sup> Avenue, and confirm that proposed driveway access doesn't conflict or overlap.
10. 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.
11. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
12. Discuss disposition of existing on-site drainage system (per City Utility Atlas Maps) that currently connects from the proposed development towards NE 18<sup>th</sup> Avenue Right-of-Way.
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.

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 existing 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).

14. Exfiltration Trenches:
  - a. 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.
  - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.



15. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along NE 13<sup>th</sup> Street and NE 18<sup>th</sup> 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, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
  - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or [ediaz@fortlauderdale.gov](mailto:ediaz@fortlauderdale.gov).
  - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or [srobertsjr@fortlauderdale.gov](mailto:srobertsjr@fortlauderdale.gov).
  - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or [khutchison@fortlauderdale.gov](mailto: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, contact Craig Barrett at 954-828-5875 or [crbarrett@fortlauderdale.gov](mailto:crbarrett@fortlauderdale.gov).
  - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
16. Show all existing and proposed utilities on the landscaping plans for potential conflict, especially existing 15 Inch storm drain within adjacent NE 18<sup>th</sup> Avenue Right-of-Way (per City Utility Atlas Maps).
17. 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.
18. 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 [dgirisgen@fortlauderdale.gov](mailto:dgirisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
19. 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.
20. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
21. Please see Attachment 'A' for General Advisory Information (Engineering).



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

- A. All proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County Highway Construction & Engineering Division (BCHCED), and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities 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 asphalt paving, concrete sidewalks, curb & gutter, specialty hardscaping, landscaping, irrigation, lighting, etc., proposed within the adjacent public Right-of-Way (between Right-of-Way boundary and street pavement edge) will be maintained by the Applicant throughout the life of the improvements.

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.

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

- B. Please be advised that if Right-of-Way dedications and/or Right-of-Way Easements (per the Broward County Trafficways Plan), including corner chords (per ULDR Section 47-24.5.D.1.p.vi), are waived by FDOT and/or BCHCED (provide written correspondence), they will still be requested by the City of Fort of Fort Lauderdale.
- C. Prepare and submit the following Civil Engineering drawings as part of DRC submittal, signed and sealed by a Florida registered professional Civil Engineer:
- 1) 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).
  - 2) 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).
  - 3) 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.
  - 4) Signing and Marking Plan, including details, and label radii of all landscaping and pavement areas.
  - 5) 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.
- D. Please be advised that the Public Works water & wastewater capacity allocation is valid up until the first extension request after Final DRC approval (i.e. 18 months to apply for construction permit and 24 months for issuance of building permit). After that, the developer must obtain an updated letter of service availability from the City's Public Works – Engineering Department.



- E. All existing driveways (accessing City Right-of-Way) not being utilized by the proposed development shall be fully removed and areas restored as appropriate.
- F. 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.
- G. 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.

- H. 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.
- I. Provide Demolition and Utility Disposition Plan for any existing building structures, paved areas, walls, underground utilities, etc.
- J. Provide Utility Connection Plan for all franchise utilities, such as AT&T, Comcast, FP&L, Teco, etc.
- K. 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.
- L. 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.
- M. 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.
- N. 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.



- O. 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](mailto:hoclarke@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
- P. 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.
- Q. Route and obtain approval from Broward County Traffic Engineering Division on any pavement marking and striping plans within City Right-of-Way.
- R. 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.
- S. 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.





- i. 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.
- T. 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](mailto:narrazola@broward.org) or 954-519-1237 to make this determination.
- U. 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](mailto:smemberg@sfwmd.gov)).
- V. 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.
- W. 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.
- X. 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.
- Y. 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](mailto:rjohnson@fortlauderdale.gov), as well as proposed methods of noise, vibration, and odor mitigation.



**Case Number: R18032**

**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. Provide calculations.
2. Likewise, not more than 50% of landscaped pervious area can be sod. Illustrate this and provide calculation.
3. 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.
4. 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.
5. Provide 7' sidewalk width and shift sidewalk in toward property to increase landscaped area between sidewalk and street. Street trees, structural soil, addapave or equivalent, etc may be required to be installed.
6. Consider burying overhead power lines.
7. 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. In looking at the civil plans, there seem to be significant conflicts.
8. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
9. When the parcel of land includes off street parking for other than a one family home, VUA landscaping shall be required in accordance with this section.
10. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans.



11. 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.

**Please consider the following prior to submittal for Building Permit:**

12. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
13. 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.
14. 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: R18032

**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. Lighting and landscaping should follow C.P.T.E.D. guidelines.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



Case Number: R18032

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City.
2. Containers must be stored out of public site on non-service collection days.
3. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
4. Please indicate where carts will be placed when out for service.
5. 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.
  - o 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](mailto: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.
  - o 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. Consider designated cart storage location.



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**CASE COMMENTS:**

1. Provide a 7 foot sidewalk along NE 13<sup>th</sup> St.
2. Provide pedestrian lighting along sidewalks.
3. Continue concrete sidewalk through the driveways.
4. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point. Please ensure this requirement is met.
5. It appears guest parking 1&2 do not have the 24 feet that is required for backing out.
6. Add ADA ramps on both the east and west side on NE 18<sup>th</sup> Ave.
7. Please remove guest parking labeling from the site plan.
8. The city has the right to meter on street parking in the public right of way at any time.
9. Please show garbage truck turning movement on site.
10. 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.
11. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
12. Bicycle parking is 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.
13. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
14. 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.
15. Additional comments may be provided upon further review.
16. 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: R18032

**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 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) Provide color renderings/street level perspectives for the project frontage along 13<sup>th</sup> Street.
- 5) Provide the following changes on the site plan:
  - a. Provide dimensions for all of the parking spaces within the garages, garage door widths as well as the stacking requirements,
  - b. Provide 7' clear sidewalks along 13<sup>th</sup> Street,
  - c. Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit. If trucks are navigating the site for pick-up, provide truck turning radius on plan sheet,
  - d. Provide percentage calculations of recessed areas, to ensure Neighborhood Design Criteria Revisions (NDCR) will be met,
  - e. Fences and walls within the front yard setback cannot be more than 75% opaque. Provide percentage of fence,
  - f. Provide distance separation measurements between buildings,
  - g. Provide distance separation measurements between unit entrances for building 2 on floor plans titled, "Floor Plans BLDG 1 &2, Sheet A-1",
  - h. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable,
  - i. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - j. Indicate the disposition of the signs currently on site and if they are to remain or be removed.
  - k. Alta/ NSPS Land Title Survey, Sheet 1 of 1, is not to scale. Scale states 1" = 20', but measurements are inaccurate by approximately 12' to 14'. Please update this sheet to accurately reflect the indicated scale.
  - l. The Site Data Table on plans titled "Site Plan & Details, Sheet SP-1" indicate there are twenty-three (23) parking spaces proposed, but the plans have twenty-four (24) parking spaces labeled (twenty





(20) unit parking spaces and four (4) visitor parking spaces). Please clarify whether the southwestern parking space labeled 4 on the plans is in fact a parking space and update the plans accordingly.

- 6) Provide the following changes on the elevation plan:
  - a) Add design elements to the building front façade to enhance the architecture of the buildings and enhance the pedestrian experience, elevations should include articulation and transparency,
  - b) Add additional design elements to the end unit facing 13<sup>th</sup> Street as required by the NDCR.
  - c) A detailed description of the proposed design elements, colors and materials,
  - d) Provide the setback measurement to the property line,
  - e) Provide the 22' additional step back envelope.
- 7) Provide hard copies of the photometric plan showing foot-candle readings to all property lines, and the landscaping plan with dimensions.
- 8) Contact Richard Benton, Floodplain Manager, at [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) or (954) 828-6133 to discuss compliance with floodplain ordinance.
- 9) 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.
- 10) All agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.
- 11) 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.
- 12) 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](mailto:KWarfel@fortlauderdale.gov).

#### **GENERAL COMMENTS:**

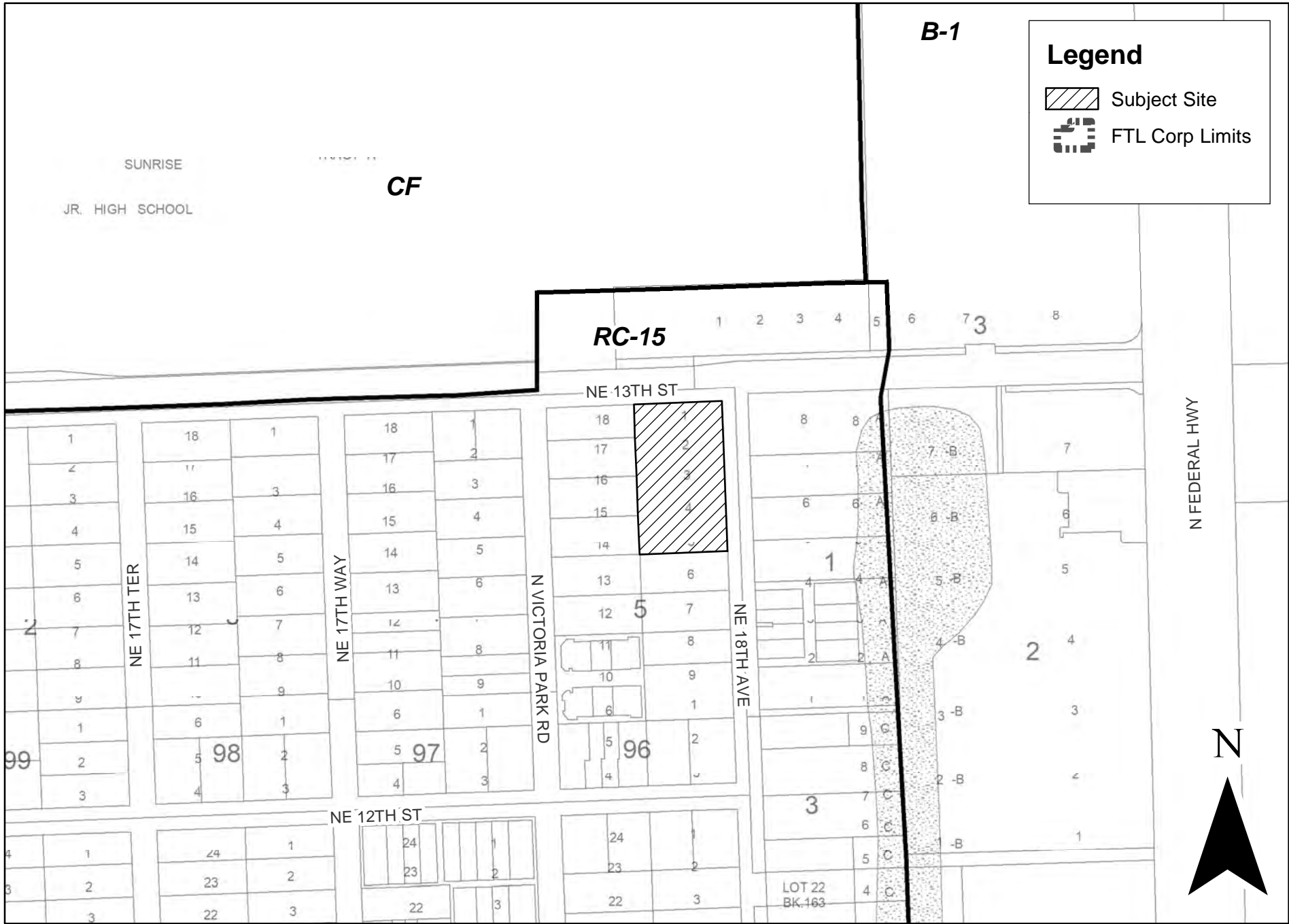
The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 13) Provide a written response to all DRC comments within 180 days.
- 14) 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 (Yvonne Redding 954-828-6495) to review project revisions and/or to obtain a signature routing stamp.
- 15) 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.



Additional comments may be forthcoming at the DRC meeting.



R18032

