



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 12, 2018

**APPLICANT:** 637 Art Lofts, LLC.

**PROJECT NAME:** 637 Art Lofts

**CASE NUMBER:** R18037

**REQUEST:** Site Plan Level II Review: 9 Multifamily Residential Units in Downtown

**LOCATION:** 637 NE 4th Avenue

**ZONING:** Regional Activity Center - Urban Village (RAC-UV)

**LAND USE:** Downtown Regional Activity Center (D-RAC)

**CASE PLANNER:** Florentina Hutt



Case Number: R18037

**CASE COMMENTS:**

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](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/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

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



Case Number: R18037

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

- a. Provide 5' permanent Right-of-Way Easement dedication along west side of NE 4th Avenue, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit.
- b. Provide permanent Sidewalk Easement as appropriate along west side of NE 4th Avenue 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.
- c. Plans indicate a 7.5' alleyway easement is proposed at the 7.5' alley reservation. Coordinate with City Attorney's office to confirm and easement dedication is required.
- d. If applicable, provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access). Manhole and meter must be entirely within the property and shall not encroach into any proposed right of way easement dedication.

**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 Daniel Fisher at 954-828-5850 or [dfisher@fortlauderdale.gov](mailto:dfisher@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.

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

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

3. Proposed building or structures shall not be constructed within proposed right of way easements, dedications, corner chords dedications, or sight triangles. Revise entrance canopy so it does not encroach into proposed 5 foot right of way easement along NE 4<sup>th</sup> Ave.



4. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NE 4th Avenue; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing Alley Reservation boundaries as applicable for this project.
5. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, sidewalk easements and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks, if any building overhang is proposed.
6. Provide and label typical roadway cross-sections for the proposed development side NE 4th Avenue and the proposed alleyway: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
  - a. Section B-B: Verify proposed elevations on parking area and swale as it appears to exceed the 4:1 max. Slope. Also correct section label on plan from D to B.
  - b. Section C-C: Depict and label proposed 5 feet right of way easement along NE 4<sup>th</sup> Ave and required sidewalk easement to provide 7 feet clear path.
  - c. Section E-E: Clarify whether new pavement is proposed for the entire width of the 15 feet alley reservation or if only a portion of the alley is being improved. Survey depicts only half of the alleyway is improved (west side). Also correct the property line location depicted on the section. Label the alley reservation accordingly and depict/ label proposed pavers within the property (between the alley and building) as shown on the plan. Please be advised the property to the north is current under construction and will provide a minimum 18 feet wide alley to accommodate 2-way access to the property and then transitions to the existing alleyway pavement width to the south (fronting this property). Coordination with proposed alley improvements to the north will be required.
7. Proposed sidewalk along NE 4th Ave to be coordinated with sidewalk to the north. Approved plans for the project to the north, indicate the sidewalk encroaches 1 foot within the existing 40 feet right of way and the remaining 6 feet are within the property/ right of way easement. Discuss aligning the front of the sidewalk with the property line/ right of way so that the sidewalk is within the 5 foot right of way easement and the additional 2 feet within the property in a sidewalk easement. Make sure sidewalk location is coordinated on all plans.
8. Discuss utilization of alley and site circulation. Site Plan depicts one way access to the site from the alley southbound to the property and out to NE 4th Ave, however property to the south currently utilizes the alley as a one way northbound. Coordinate site circulation and utilization of the alley with existing site to the south and project under construction to the north. Provide additional information on plans and sections regarding the proposed alleyway section and traffic direction, including required signage.
9. Discuss the proposed parking stall adjacent to the alleyway as it appears that would create a conflict with vehicles entering the development.
10. Revise driveway apron on NE 4<sup>th</sup> Ave so it does not encroach the frontage of the adjacent property to the south.
11. Revise plans to eliminate the curb and gutter to the south of the site as the existing road does not have any curb and gutter. Depict transition accordingly. Also label on plans limits of existing (to remain) and proposed curb and gutter/ valley gutter.
12. Correct orientation of north arrow on civil plans.



13. It appears a dumpster enclosure is not proposed. Discuss requirements with case planner and waste management. 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. Concrete apron shall also be placed entirely on private property.
14. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).

Label existing city water main and sewer main sizes. Discuss the proposed water meter bank and size of the service connection; it appears a master meter would be appropriate in this case. Also indicate the sanitary sewer service size and whether is existing or proposed.

15. Provide conceptual Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant is strongly encouraged to submit this information prior to Final DRC approval in order to avoid possible subsequent Site Plan resubmittal under Administrative Review (i.e. DRC Level I) during Building Permit approval process. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

Provide additional proposed elevations/ grades on conceptual paving, grading and drainage plan for both on-site and offsite improvements to demonstrate above requirements are met.

16. Discuss the installation of the curb and gutter along NE 4th Ave and how it will impact the existing roadway drainage at NE 4th Ave. It appears the existing drainage consists of 8 feet wide 6 inch deep swales and exfiltration trenches. Please indicate how the roadway drainage and loss of storage within the existing swale will be mitigated and how the runoff will be directed to the catch basin within the swale to the south.
17. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed development will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
18. 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).

19. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) to confirm proposed ground level Finished Floor elevation meets City Floodplain Management requirements.
20. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SE 7th Street. 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.
21. Show all existing and proposed utilities on engineering and landscaping plans for potential conflict, especially existing 18 inch storm drain/ exfiltration trench along north side of NE 4<sup>th</sup>Ave (per City Utility Atlas Maps). Please be advised proposed trees must provide adequate horizontal separation from City utilities.
22. Discuss overhead lines and poles along the adjacent alleyway; and whether or not the existing overhead services and power poles will be relocated/ underground as it conflicts with the proposed driveway opening. Depict information on plans accordingly.
23. Discuss proposed FPL transformers within adjacent property to the north. Proposed improvements on adjacent private property would require written permission from those property owners.
24. 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.
25. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.





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

26. 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.
27. 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.
28. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
29. Please see Attachment for General Advisory DRC Information (Engineering).



The following is a list of typical DRC (Development Review Committee) submittal requirements and regulatory information pertaining to the reviews by the City of Fort Lauderdale Engineering Division. This list is not all inclusive and additional requirements may apply:

- A. Provide a boundary and topographic survey prepared by a licensed Florida Surveyor and be less than six (6) months old from the date of application submittal, abstracted, signed and sealed. Survey of the subject property needs to depict all easements, encumbrances and ownership information and shall be done with the benefit of 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, which must have an effective date no more than thirty (30) days prior to the date of submittal of the survey. It is recommended that the survey meet the 2016 Minimum Standard Detail Requirements of the American Land Title Association / National Society of Professional Surveyors (ALTA/NSPS).

Property lines, public and private easements (including Official Record Book/Page of recorded documents), and adjacent Right-of-Way shall be clearly shown, labeled and width dimensioned. All existing features including but not limited to structures, roadways, watercourses, above and below ground utilities, inverts, medians/openings, sidewalks, curb cuts shall be clearly shown and labeled. Provide spot elevations on-site, at property corners, along property boundaries (50 foot max. interval), and along existing roadway crowns/pavement edges adjacent to property as appropriate. Elevations shall be referenced to North American Vertical Datum of 1988 (NAVD 88).

- B. 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.

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.

- C. 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 (CO) issuance.





- D. 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 Lauderdale.
- E. Please be advised that private structure assemblies (i.e. Drainage Well, Backflow Preventer, Water Meter Vault, on-site drainage system, etc.) 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.

Provide 10 foot x 15 foot (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.

- F. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
- G. Provide conceptual Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate). Stormwater quantity (i.e. flood control) and quality shall comply with the applicable South Florida Water Management District, Broward County Surface Water Management, and City Comprehensive Plan (Ordinance C-15-08, Objective 4.1 under Infrastructure Elements) requirements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

Additional coordination with Public Works may be required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend, and South East Isles neighborhoods, which are part of a City Drainage Master Plan.

- H. 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 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 shall be required for proposed project improvements (i.e. on-street parking, sidewalks, etc.) that adversely impact the 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).

- I. 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. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.

- J. EOR to perform due diligence to verify location of all existing utilities (including those shown in City Utility Atlas Maps); coordinate with franchise and/or public utility owner for required undergrounding of overhead lines, utility relocation, and provide routing layout on Civil and Landscape plans as appropriate. Show all existing and proposed utilities on Landscape plans for potential conflict.

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).

- K. 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).

Prior to obtaining CO, EOR shall submit certification letter indicating inspection of ADA accessible route(s) for the proposed development, and have necessary repairs made as appropriate.

- L. All existing driveways (accessing City Right-of-Way) not being utilized by the proposed development shall be fully removed and areas restored as appropriate.
- M. Any road cuts for utilities or curb cuts within 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.

**The following information is related to building permitting, and not required prior to Final DRC Sign-off:**

- N. Prepare and submit the following Civil Engineering drawings, 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.
- O. Prior to obtaining demolition permit, document with digital photos (including Key Map) and/or videos of the pre-existing condition of the City's Right-of-Way adjacent to the proposed development. Current photos (not outdated 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.
- P. 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.
- Q. 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 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.
- R. 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.
- S. 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=5d9ec5c1e614c8b88d8990f48b15b7a#> or contact Norman Arrazola at [narrazola@broward.org](mailto:narrazola@broward.org) or 954-519-1237 to make this determination.

An engineering dewatering permit (GDWTR) is required for dewatering operations which require offsite discharge.

- T. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit 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)).

- U. Route and obtain approval from Broward County Traffic Engineering Division (BCTED) for any pavement marking and striping plans within City Right-of-Way.
- V. 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/or franchise utility companies, to control impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
- 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.

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.

- X. Prepare an appropriate staging/storage plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. Please be advised that staging/storage will not be allowed within adjacent City right-of-way. 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. Construction fence shall not encroach within intersection corner sight triangles, and construction fence gates shall not swing into the public right-of-way.
    - e. Show location and type of construction crane(s), including span radius. Any loaded Jib Crane radius shall not extend beyond private property boundaries.
    - 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





GENERAL ADVISORY DRC INFORMATION (ENGINEERING)

Rev: 1 | Revision Date: 5/31/2018 | Print Date: 5/31/2018 | I.D. Number: GADRCIE

- engineer or technician. Please be advised that any City right-of-way closure over seventy-two (72) hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, 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.
- Y. 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 issuance of the building permit.



Case Number: R18037

**CASE COMMENTS:**

Please provide a response to the following:

1. Building needs to conform to section 903.2.11.3 of the FBC.
2. Fire hydrant location must be with-in 100 feet of FDC.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. N/A

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.





Case Number: R18037

**CASE COMMENTS:**

Please provide a response to the following:

1. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
2. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
3. Provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.
4. Provide root pruning specifications for existing trees next to proposed swale areas.
5. Provide mitigation calculations for palms and trees to be removed.
6. Provide tree protection barricade illustrating a wood post-and-beam type enclosure for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
7. 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.
8. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
9. 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.
10. 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 to not exceed 50% of landscaped pervious area. The



11. 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. Provide this calculation and illustrate hydrozones.
12. Coordinate the building outline from sheet to sheet as they do not appear to match up. Likewise, consider removing all landscape illustrations from all sheets except landscape plan. Otherwise, revise all sheets to ensure consistent landscape application for all.
13. Coordinate with Flagler Townhome Development to the North for tree placement and FPL proposed transformers.
14. Consider 2-way drive isle from alley, eliminating the drive on 4<sup>th</sup>. Again, coordinate with Flagler Townhome Development to possibly mimic their traffic flow.
15. Clarify transition from south parking radius from 7 ½' to the 15' alley (unless movement is adjusted to exit to the North).
16. Ensure the streetscape application is in compliance with the Local Street Section of Chapter 4, page 121.
17. 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.
18. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
19. 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.
20. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6. Provide, in tabular format, all required versus provided landscape calculations.

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

21. A separate sub-permit applications for Tree Removal & Relocation and General Landscaping for site are required at time of master permit submittal.
22. 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. Also, remember hydrozones must be illustrated and that the planting areas are to be irrigated on a separate zone than the turf areas.
23. 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: R18037**

**CASE COMMENTS:**

Please provide a response to the following:

1. The residential lobby should provide a video call box for visitors.
2. Elevators should be access controlled if lobby is not locked.
3. All stairwells should egress only first floor.
4. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
5. Consider pre-wiring residential units for alarm systems.
6. Site lighting and landscape should follow C.P.T.E.D. principles.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18037

**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 charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. 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).
7. Container must be screened from public view
8. Containers: must comply with 47-19.4
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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](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.
  - 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. Indicate how collection will take place.



Case Number: R18037

**CASE COMMENTS:**

1. Have ingress and egress point from the alley way along your property.
2. Match the width of the alley to the proposed Alley width of the project to the north of this site.
3. Provide access agreement with properties sharing the alley.
4. Provide on street parking along NE 4<sup>th</sup> Ave.
5. Please show on street parking count total on the site data table.
6. The city has the right to meter on street parking with in the public right of way at any time.
7. Push the sidewalk to the proposed easement line.
8. Provide pedestrian lighting along the sidewalks.
9. Show site circulation plan.
10. Show garbage truck turning movements through the site.
11. 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. This requirement may be lessened if access is provided from the alley way.
12. 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.
13. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
14. 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.
15. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
16. 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.



17. Additional comments may be provided upon further review.

18. 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: R18037**

**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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
3. Please be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unit availability at the time of DRC approval, and remaining available units will be allocated at the time of site plan approval on a first come, first served basis. At this time, the City is currently completing the final steps which will make 5,000 flex units available in the Downtown RAC. Staff will advise the applicant on the status of these flex units during the DRC approval process.
4. As this application requests dwelling units in the Downtown RAC, the proposed project requires a minimum 30-day review period by the City Commission or review and approval by the City Commission. In the case of the latter, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission 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). Please note units will be allocated to pending projects based on order of project approval.
5. 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.
6. Submit an application for the Design Review Team (DRT) to demonstrate how the proposed development complies with Downtown Master Plan, Chapter 4, related to streetscape design and principles of building design.
7. Provide the following changes on site plan:
  - a. Depict the approved site plan for the north (Flagler Townhomes project) and coordinate landscaping and FPL equipment along the joining property line;
  - b. Consider removing the parking stall along the west property line and replace it with the FPL box;
  - c. Clarify the functionality of the alley; consider one way movement with ingress to site from NE 4<sup>th</sup> Avenue and egress to the alley;
  - d. Demonstrate compliance with local street section as provided in the Downtown Master Plan; building line shall be located 35 feet from the center line of the street;
  - e. Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines, if any, should be placed underground. If lines cannot be placed underground provide documentation from FPL;



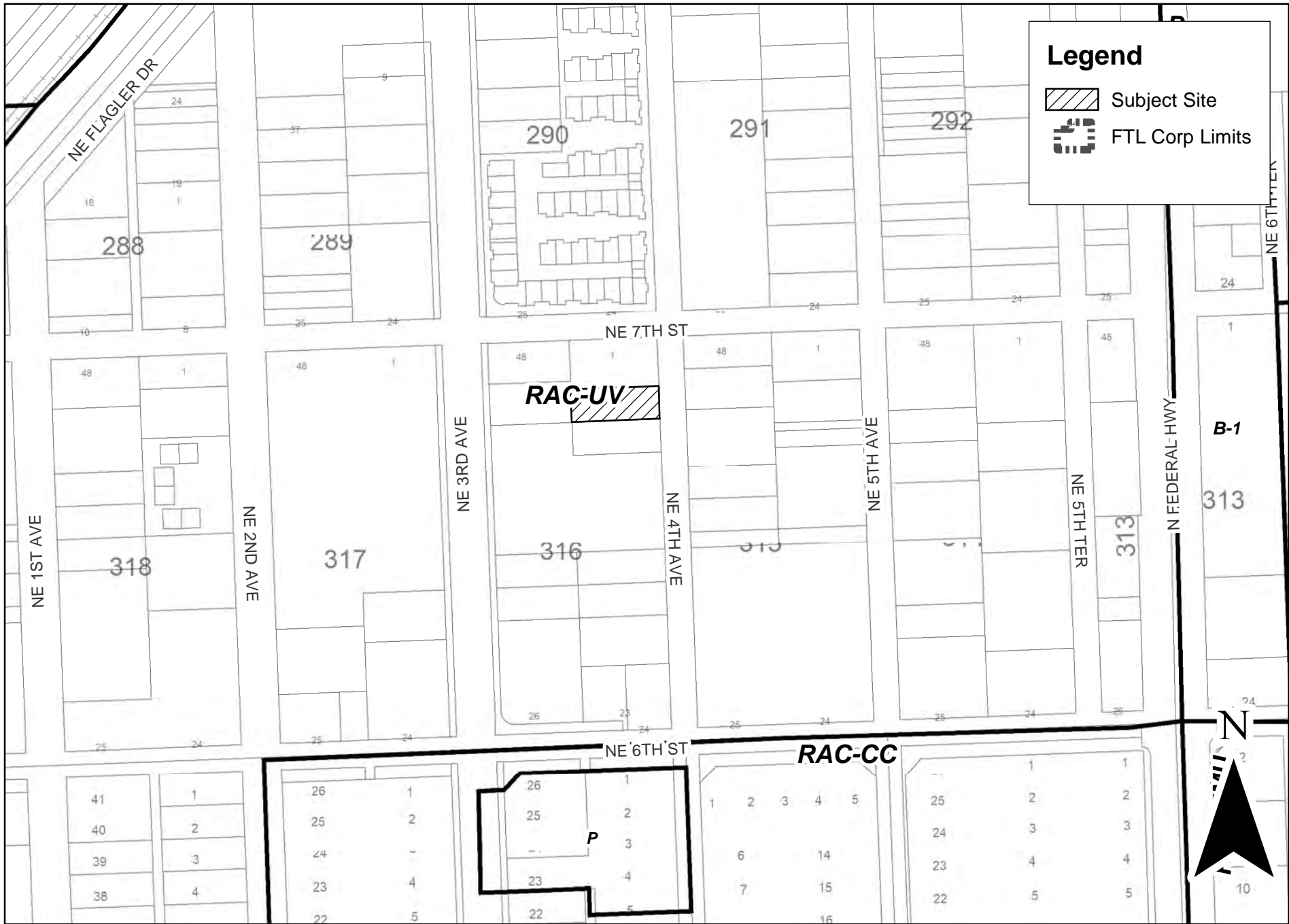
- f. Indicate all building footprints on adjacent properties, indicating their uses and heights, and dimension approximate setbacks.
8. Provide the following changes on the elevations:
  - a. Consider architectural solutions that support greater articulation of the north elevation through a variation of architectural elements and quality materials;
  - b. Provide details of proposed mural.
9. Provide consistency on all sheets in labeling the alley: "alley reservations".
10. It is strongly recommended that bicycle parking be provided in visible, well-lit areas, close 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/>.
11. Provide roof plan indicating the location of all mechanical equipment and provide details of the open deck design. 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.
12. Provide detail of ground floor elevations with scale no less than  $\frac{1}{4}'' = 1'$ . All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
13. Provide photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
14. This project is subject to the requirements of Education Mitigation Agreement for downtown development. The applicant will notify the School Board Superintendent or designee of this proposal of the proposed project and, prior to final DRC approval, provide confirmation from the School District that the residential development meets requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
15. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>

**GENERAL COMMENTS:**

16. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



17. If a temporary construction/sales 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.
18. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
19. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
20. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



# R18037

