



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 10, 2018

APPLICANT: Bear Traxx, LLC.

PROJECT NAME: 1401 SW 1st Avenue Self Storage

CASE NUMBER: R18044

REQUEST: Site Plan Level II Review: 112,365 Square Foot Self-Storage Use in the South Andrews Regional Activity Center (S-RAC)

LOCATION: 1401 SW 1st Avenue

ZONING: South Regional Activity Center - South Andrews west (SRAC-SAw)

LAND USE: South Regional Activity Center (S-RAC)

CASE PLANNER: Yvonne Redding



CASE COMMENTS: R18044

Please provide a response to the following:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for this building.
- 3) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 4) Include compliant elevations for vehicles requiring access including transport for the disabled and emergency vehicles. FBC Accessibility Chapter 5, 502.5 required heights.
- 5) Provide compliance for open parking garages per FBC 406.5. (required percentages for openings providing adequate air circulation).

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?nodeld=C00R_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: R18044

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

- a. Provide 20' corner chord permanent Right-of-Way Easement on southwest corner of SW 14th Street & SW 1st Avenue intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans.
- b. Provide permanent Sidewalk Easement as appropriate along west side of SW 1st 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.
- c. 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.
2. Provide the following additional information on survey:
 - a. Depict on survey existing storm manhole located north of subject property as well as connecting storm manhole to the south (SW 15th Street) to confirm alignment of existing 48 inch storm drain infrastructure within the site.
 - b. Depict additional grading and existing right of way improvements adjacent to the north and south of the property, as needed, to ensure conveyance of roadway stormwater runoff will be maintained and ensure transition from proposed improvements to existing improvements are coordinated.
 - c. Correct labels on existing manholes to indicate whether water, sanitary sewer or drainage manholes in coordination is with conceptual engineering plans existing utility atlas maps.
3. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for SW 1st Ave and SW 14th Street.
4. Provide disposition of existing power poles and down guys located on SW corner of SW 14th street and SW 1st Ave, including possible conflict with required vertical clearance above public and private access sidewalks.
5. Depict relocation of existing inlet on west side of SW 1st Ave in coordination with proposed improvements.



6. The corresponding Easement Vacation (E18013) shall be approved by City Commission prior to Final DRC Sign-off.
7. Sheet D-1: Discuss note on plans indicating "City of Fort Lauderdale is responsible for all design, permitting and construction required to relocate existing 48 inch storm drainage pipe from private property into existing utility easement". Typically, the design, permitting and construction cost associated with the relocation of existing City or franchise utilities within private property due to a new development is the responsibility of developer. If there is a different agreement in place with the City of Fort Lauderdale or Public Works, please provide supporting documentation of the same, otherwise revise plans to eliminate this note and depict proposed re-routing of existing facilities as requested.
8. Sheet C-1: Conceptual Engineering Plans depict existing 48 inch drainage pipe to be cut and capped at property line. Plans shall depict how the pipe is going to be re-routed to maintain existing drainage connection and allow for proposed building/ site improvements.
9. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along SW 14th Street & SW 1st Avenue; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing utility easement boundaries as applicable for this project.
10. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to south property boundary.
11. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
12. Sheets A-4 and A-5 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, 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.
13. Provide and label typical roadway cross-sections for the proposed development side of SW 14th Street & SW 1st Avenue: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
14. Coordinate proposed site plan improvements in the right of way with existing improvements at both north and south of the property (i.e. proposed curb and gutter does not depict transition to existing edge of pavement on SW 1st Ave, sidewalk does not depict transition into existing asphalt, etc).
15. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the 3 Type II loading zones required for the proposed development. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
16. Discuss dumpster enclosure access 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.



17. 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](#).

Proposed trees appear to encroach within extension of sight triangle at SW corner of SW 14th Street & SW 1st Avenue.

18. Sheet C-1: Revise existing manhole label at SW 14th Street to indicate it is an existing sanitary manhole instead of storm manhole. Correct proposed clean out label arrow.
19. Conceptual Paving, Grading, and Drainage Plan shall 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 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.
20. Sheet C-1: Plan refers to arch plans for grading in parking garage but no grading is provided. Provide information accordingly.
21. 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).

22. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov to confirm proposed ground level Finished Floor elevation meets City Floodplain Management requirements.
23. More prominently depict proposed building doors as well as provide sufficient grades on conceptual plans to verify ADA accessibility design for the site, especially ground floor access to the new



building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.

24. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SW 14th Street & SW 1st 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.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
25. Show all existing and proposed utilities on engineering and landscaping plans for potential conflict. Please be advised proposed trees must provide adequate horizontal separation from City utilities.
26. 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.
27. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
28. 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.
29. 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.

30. Ensure all plans have been coordinated between disciplines and depict the latest site layout.

31. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: R18044

CASE COMMENTS:

Please provide a response to the following:

1. Building must comply with FFPC 11.7.3.1.2 for limited access panels
2. FDC must be with-in 100 feet of fire hydrant.
3. Building must comply with FFPC 11.10 for BDA radio system

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Building must comply with the codes adopted at time of submittal.



Case Number: R18044

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 (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on planting plan, and include calculations in table.
2. Shift sidewalk in towards building to create a safe pedestrian buffer with landscaping against street. Perhaps switching the landscaping against the foundation and placing that area along the street, thus bringing pedestrians closer to building.
3. Within the RAC districts, newly planted street trees shall be a minimum of 12 feet tall and provided at a ratio of one street tree per thirty 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. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
4. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. This also helps to frame the street from the perspective of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.
5. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
6. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
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 adjacent to, 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.
8. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.



9. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This must be a wood board structure, not orange fencing with rebar. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
10. Provide ISA Certified Arborist report for trees, as per ULDR 47-21.15 to support condition percentages and status recommendations for existing trees on TD-1. 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.
9. Relocate or remove existing trees in conflict with overhead utilities.
10. Provide detail specifications supporting root pruning detail and notes. This is great information to have on the plans, but the root-cut illustration appears to be very close to the trunk. Perhaps adding a measurement or formula for measurement between this cut and the trunk would help clarify the intent.
11. 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.

GENERAL COMMENTS

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 is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.
14. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
15. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: R18044

CASE COMMENTS:

Please provide a response to the following:

1. All facility exterior doors should be solid, impact resistant or metal.
2. The storage unit doors should be impact resistant.
3. All ground level exterior stairs doors should be egress only to avoid unauthorized intrusion.
4. There should be an access control and management system in place to prevent unauthorized entry into storage areas.
5. All glazing should be impact resistant.
6. A comprehensive CCTV system should be employed covering the office, entry / exit points, parking garage, elevators and individual floors.
7. The office and any sensitive area should be equipped with an alarm system which features battery and or cellular backup.
8. The company should ensure that there are security strategies in place to prevent access from one unit to the adjacent ones. This has been an issue at these types of businesses resulting in units being burglarized.
9. Please provide photo metrics for exterior of site including entrance, stair exits and pathways.

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: E18044

CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the GIS map provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

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

1. Please email CRBARRETT@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
2. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
3. The location of the 48" drainage pipe running on the West side of the property needs to be verified by the applicant via potholes or other survey means. A title search may be necessary to evaluate utility easements and maintenance agreements that may have been done in the past in reference to the existing drainage infrastructure. Any impacts to the existing stormwater assets own by the City and the ability to Public Works staff to maintain the assets due to the proposed development shall be addressed by applicant to comply with all applicable City, County, and State regulations.
4. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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

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

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

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

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - i. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.



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

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.



- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

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

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

Dewatering Notes (Applicable if dewatering activities are anticipated)

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

GENERAL COMMENTS

2. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems.



Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R18044

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - 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. 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. None



Case Number: R18044

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Please install pedestrian lighting along the sidewalks.
3. Please show inbound and outbound stacking requirements according to sec 47-20.5 General design of parking facilities.
4. 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.
5. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
6. Please provide a 10 foot public easement on the west side of the site. This easement would be used in the future to continue the proposed Flagler greenway adjacent to the Florida East Coast Railroad.
7. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
8. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
9. 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.
10. Additional comments may be provided upon further review.
11. 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: R18044

- 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> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated South Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 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) Clarify parking calculations based upon the proposed use. If roof top amenities are proposed, please indicate use and square footage. A separate application and fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
- 5) This project is located within the South Andrews Avenue Master Plan study area. The applicant is encouraged to take every opportunity to meet the intents and framework established in the plan. Provide street cross sections to verify compliance with the plan.
- 6) Provide the following changes on site plan:
 - a) Shift the proposed new sidewalk to allow placement of street trees along SW 1st Avenue with adequate landscaping. Please coordinate with the Landscape Plan Reviewer, Kim Pearson. This will create a safe, comfortable pedestrian environment along the ROW.
 - b) Consider additional active uses at the ground level to activate the façade.
 - c) Site data table refers to "Penthouse", please provide floor plan of this level. If not storage, please provide explanation.
 - d) Provide truck turning movement and radius design on plan sheet.
 - e) Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - f) 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.
 - g) 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.

GENERAL COMMENTS

The following comments are for informational purposes:

- 7) 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.



- 8) 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, (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 9) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 10) 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.
- 11) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Wednesday, July 04, 2018

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: DRC Project 18044 - 1401 SW 1st Ave. (1401 Self Storage)
Received by CAHR 6/18/18
Folio #: 504215101320

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale, I have reviewed the referenced project in accordance with Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed or eligible for listing on the *National Register of Historic Places* (NRHP) and/or designated or eligible for designation as City historical landmarks or sites, or of other historical, architectural, and/or archaeological value.

The subject property consists of .6^(+/-) acres of partially developed land. The subject property is located within a remnant tidal slough located on the southern edge of the South Bank New River / Tarpon River Archaeological Zone. Proximal archaeological deposits include:

- Prehistoric site 8BD2909 (Tarpon Site), a knoll feature located 1700' ^(+/-) from the subject property.
- An isolated prehistoric deposit of shell refuse discovered in trench excavations in vicinity of S. Andrews Ave. and Davie Blvd, 1200' ^(+/-) from the subject property.

Based on site factors including the condition and development history of the subject property, proximity to known resources, and other data it is my opinion that there is a low-to-moderate probability for the occurrence of potentially significant archaeological deposits within the subject property. Potential surface deposits are likely to have been destroyed by prior development, however intact subsurface deposits have been demonstrated to remain intact beneath twentieth century development and may be encountered during construction.

Therefore, in accordance with Section 47-25.5P, *Fort Lauderdale U.L.D.R* and as condition of DRC approval, I recommend that a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 *as amended*, should monitor any *new* ground-disturbance activity associated with the proposed development. The purpose of the archaeologist will be to observed ground-disturbances and to record and collect discoveries as they deem appropriate. The archaeologist shall be empowered to temporarily stop ground-disturbance activities in the event that significant archaeological materials are discovered. If, upon visual observation of ground-disturbances, the professional archaeologist deems the subject property does not contain archaeological deposits and

that archaeological monitoring is not necessary, the archaeologist shall provide a letter to the Historic Preservation Planner requesting to change these requirements.

In the event that significant archaeological materials or unmarked human remains are encountered then the archaeologist shall be empowered to direct the project site manager to halt excavation in the vicinity of the find and to alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains.

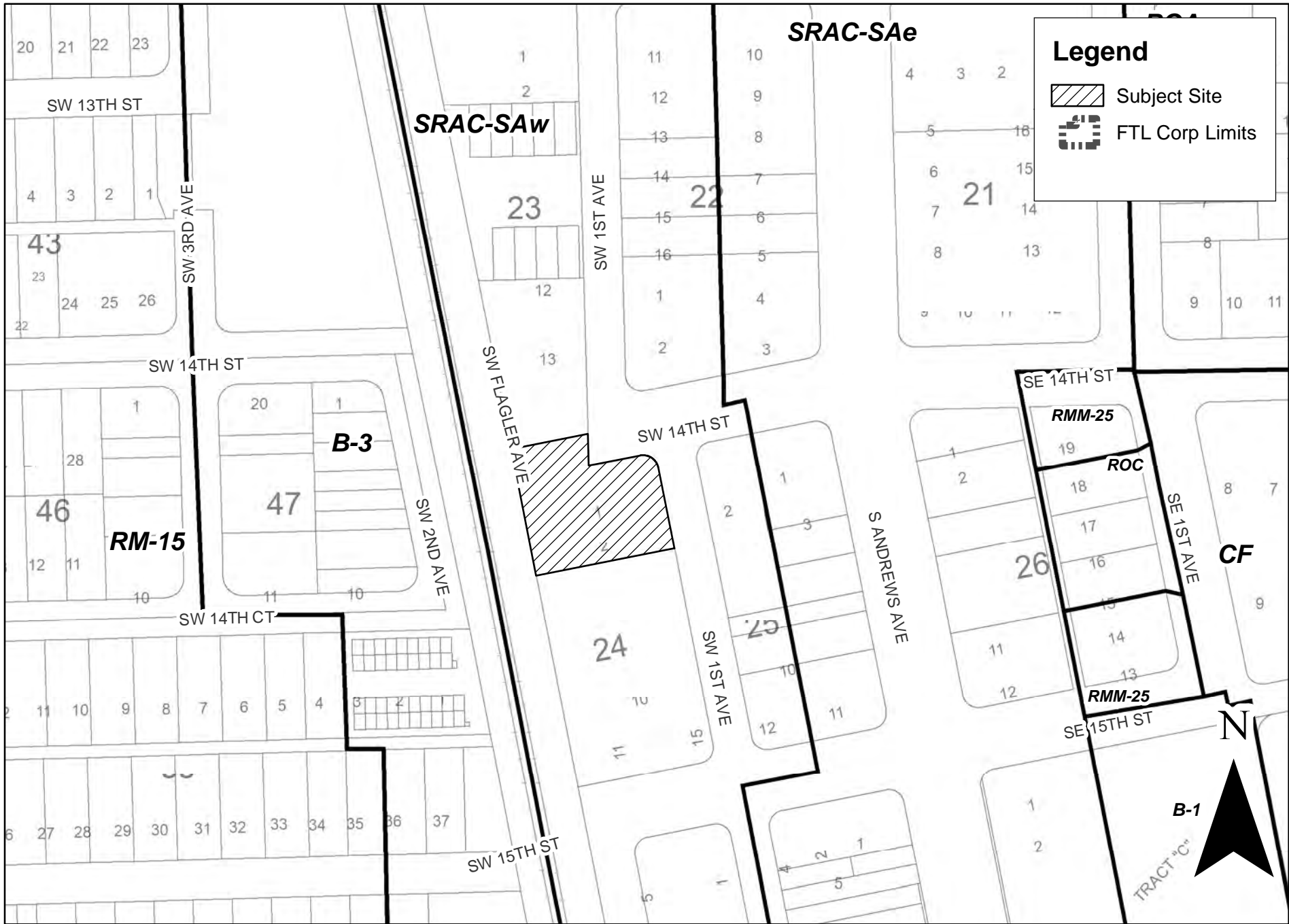
A preliminary monitoring report from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.

Please contact me if you have any questions about this letter, my determinations or recommendations.

Regards,

A handwritten signature in blue ink, appearing to read "Matthew A. DeFelice". The signature is fluid and cursive, with a large initial "M" and "D".

Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.



R18044

