



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 27, 2018

APPLICANT: City of Fort Lauderdale

PROJECT NAME: Parker Playhouse Renovation and Lobby Expansion

CASE NUMBER: R18076

REQUEST: Site Plan Level II Review: Building Renovation and 6,991 Square Foot Lobby Expansion

LOCATION: 707 NE 8th Street

ZONING: Parks Recreation and Open Space (P)

LAND USE: Park - Open Space

CASE PLANNER: Randall Robinson



Case Number: R18076

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Coordinate the Occupant Load of the Auditorium and Lobby Area with the locations and door sizes of the components of Means of Egress.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

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

Please consider the following prior to submittal for Building Permit:

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

General Guidelines Checklist is available upon request.



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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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/development-review-committee-service-dema>
2. Provide a signed and sealed boundary and topographic survey 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).
3. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as parking lot access (driveway widths, parking stalls, etc), sidewalk dimensions, and typical roadway travel lane widths for NE 8th Street. It appears there are several site plans, please have one site plan that includes all relevant information, including site plan data table.
4. Limits of improvements extend into Holiday Park. Provide correspondence from parks and recreation accepting proposed improvements.
5. Provide and label typical roadway cross-sections for the proposed development side of NE 8th Street: at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
6. Per the City's Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. However, if one or more of the exceptions stated in the above section are found to exist, then the property owner can request a sidewalk waiver by providing justification in a letter to the City.
7. If applicable, a bond for the construction and/ or replacement of public sidewalks/ ADA ramps abutting the proposed development (City, FDOT, and County jurisdictions) shall be provided prior to



this DRC site plan approval. The bond amount shall be for 125% of the total construction cost. A cost estimate breakdown for the installation of the public sidewalk improvements (including but not limited to materials, labor, mobilization, MOT, permitting and certification) signed and sealed by a Florida Professional Engineer shall be submitted for review and acceptance prior to finalizing the bond.

8. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.
9. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
10. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to parking stalls and at the replaced driveway connections to NE 8th Street. Driveway width shall be designed in accordance with ULDR Section 47-20.5.C.3.
11. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
 - d. Revise width of ADA parking stalls on the east side of the building to comply with min. ADA requirements
12. Provide additional existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate), and how the proposed project improvements will not adversely impact the adjacent Right-of-Way and properties:
 - a. Provide additional grades on driveways connections to NE 8th street as well as where the new pavement connects to existing as it appears the proposed catch basin elevations are higher than adjacent grades.
 - b. Is walkway south of building flush with the pavement? If so, remove curb accordingly. Provide additional grades at edge of pavement as required to ensure coordination with proposed improvements and proper stormwater retention.
 - c. More prominently depict the proposed demolition/ improvements on the corner of the site. Consider limiting the amount of driveway connections between the park and the playhouse.

Additional coordination maybe required for projects located within Victoria Park which is part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.

13. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality 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. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

14. Show all existing and proposed utilities on the landscaping plans for potential conflict especially adjacent to the existing 12 inch sewer main and 10 inch water main adjacent to the east boundary of the property. Please note the 10 inch water main as depicted on the plan does not appear on the City GIS, confirm as built were obtained. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. Also, proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
15. 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.
16. Discuss 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. Ensure proposed light poles locations are coordinated with on-street parking/ vehicle door opening and meet road safety criteria.
17. Clarify if this property is maintained by the City of Fort Lauderdale or another entity. If applicable, 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, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
18. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
19. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R18076

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 (hydro zone) 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 hydro zones on planting plan, and include calculations in table.
2. The use of CU structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. CU Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
3. 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.
4. Provide tree protection barricade detail 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.
5. Please provide on the tree survey sheet L3.00 the numeral per tree that is corresponding to the tree disposition sheet L3.01.
6. Section 47-21.12.A.4.a Peninsular and island areas shall be located at the end of a row of more than two (2) consecutive parking spaces where the row terminates at an aisle or driveway and either:
 - a. Please propose a tree island with a tree and ground covers at the end of the parking row on the north side of the site located in the NE area of the vehicle use area.
7. Please provide additional tree survey, condition rating and disposition for the area of the sidewalk being asked to provide by the UD&P Department.
8. When proposing the additional side walk please keep in mind tree protection and the root zone non-disturbance area, which is extending out from the trunk of the tree of one foot per one inch of trunk diameter.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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.



2. 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 (hydro-zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydro-zones on planting plan, and include calculations in table.



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CASE COMMENTS:

Please provide a response to the following:

1. It is noted this is an addition to a pre-existing structure. Any new addition should incorporate security and safety features already provided at site.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Safety features to review: Alarm systems; Doors which are impact, metal, or solid core with secondary locks along with an 180 degree view finder on solid doors; The use of CCTV for all entry/exit points, strategically placed throughout site, parking areas, and anywhere money is handled or stored; Valet podiums and/or office should have measures in place to secure keys from theft.
- 2.

Please consider the following prior to submittal for Building Permit:

- 1.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City as facility is a City facility.
2. Containers: must comply with 47-19.4
3. 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.
4. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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CASE COMMENTS:

1. Provide a pedestrian pathway/sidewalk from Federal Highway to the site in the public right of way. Ensure the sidewalk is a minimum of 7 feet wide. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.
2. Back of sidewalk must begin on the proposed ultimate R/W easement dedication line.
3. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities.
4. All loading and unloading must be contained on site including postal delivery services.
5. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
6. Bicycle parking being proposed isn't sufficient. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards 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.
7. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
8. 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.
9. Additional comments may be provided upon further review.
10. 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: R18076

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website: (<http://www.fortlauderdale.gov/neighbors/civic-associations>)).
2. The site is designated Park-Open Space 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 contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division, tturner@broward.org or 954-357-6623, to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
4. With the increasing residential population in Flagler Village, pedestrian access to the playhouse and the War Memorial from the west will become more desirable. Therefore, as part of project, consider the installation of a ten-foot-wide sidewalk along the north side of Nininger Drive between Federal Highway and the War Memorial. Such sidewalk should be laid out in such a way as to leave undisturbed any valuable trees along its path and should be shaded with canopy trees 30 feet on center.
5. 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 FP&L indicating such. To ensure proposed trees can be planted as shown on plans, perform underground utility verification and provide confirmation of no obstruction prior to final Development Review Committee (DRC) approval.
6. In order to most effectively animate the public realm, ensure windows are of clearest glass allowed by Florida Building Code.
7. Pursuant to ULDR, Section 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of any proposed signage (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed colors and materials.
8. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



9. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - b. In order to facilitate mobility and patronage provide bicycle parking in visible, well-lit area(s) as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - c. Send email to brestrepo@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
10. Provide documentation from Parks & Recreation Department indicating project compliance with Parks Master Plan, which can be found at <https://www.fortlauderdale.gov/departments/parks-recreation/about-parks-and-recreation/master-plan>
11. As part of the Cultural Facilities Grant application through the Florida Department of State, Division of Cultural Affairs, the State Historic Preservation Office (SHPO) has reviewed the proposed rehabilitation project for Parker Playhouse. Through their initial review, the SHPO determined that the Parker Playhouse is eligible for individual listing in the *National Register of Historic Places* and has stated that they did not receive sufficient information to determine if the project will have an adverse effect on the subject property. Additional information and documentation of the existing conditions of the Parker Playhouse has been requested by the SHPO as outlined in the attached letter dated, May 18, 2018. Following submittal of the requested documentation, the applicant is encouraged to work with the SHPO to address comments and concerns related to the eligibility of the Parker Playhouse for individual listing on the *National Register of Historic Places*.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

12. All construction activity must comply with Sec. 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
13. 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 (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
14. Provide a written response to all DRC comments within 180 days.



Please consider the following prior to submittal for Building Permit:

15. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Services Division's DRC Representative.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Christi Rice
Grants Manager, Broward Center for the Performing Arts
201 SW Fifth Avenue
Fort Lauderdale, FL 33312

May 18, 2018

RE: DHR Project File No.: 2018-2112, Received by DHR: April 26, 2018
Project: *Florida Department of State, Division of Cultural Affairs' Cultural Facilities Grant
Rehabilitation: Parker Playhouse, 707 NE 8th St, Fort Lauderdale, FL 33304*
County: Broward

Ms. Rice:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

The subject property, Parker Playhouse located at 707 NE 8th St, Fort Lauderdale, FL 33304, appears to be eligible for individual listing in the *National Register of Historic Places*. It is eligible under Criterion C, for its design and as an example of the work of the notable twentieth-century Palm Beach, Florida architect John Volk. The Parker Playhouse appears to maintain its historic character and integrity, both interior and exterior. Our office is unaware of any alterations or additions and we believe the Parker Playhouse serves as an excellent example of a mid-twentieth century theater building.

At this time our office has insufficient information to determine if the proposed project will have an adverse effect on this eligible property. In order to complete this review our office requests the following:

- Construction plans showing the location and design of the proposed 15,000 square foot addition and all other proposed rehabilitation activities.
- A detailed description of all proposed rehabilitation activities (especially proposed changes in materials or features) for interior areas including, but not limited to, the theater space, dressing rooms, green room, lobbies, restrooms, concession areas, and the private donor lounge and premium hospitality space on the lower level.

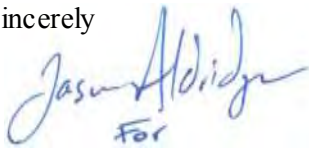
Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) FLHeritage.com

Ms. Rice
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- Additional photographs documenting the complete exterior of the building, including all exterior facades, exterior public areas, the entrance-canopy, and notable landscape features.
- Additional photographs documenting all interior spaces where rehabilitation activities are planned, including the theater space, dressing rooms, green room, lobbies, restrooms, concession areas, and current configuration of the lower level.

If you have any questions, please contact Corey Lentz, Historic Sites Specialist, by email at Corey.Lentz@dos.myflorida.com, or by telephone at 850.245.6339 or 800.847.7278.

Sincerely



Jason Aldridge
For

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Division of Historical Resources
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