



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 11, 2018

APPLICANT: Palms at River Oaks, LLC.

PROJECT NAME: River Oaks

CASE NUMBER: R18077

REQUEST: Site Plan Level III Review: 13 Residential Cluster Units

LOCATION: 2323 SW 19th Avenue

ZONING: Residential Single Family and Duplex / Medium Density (RD-15)

LAND USE: Medium Density Residential

CASE PLANNER: Tyler LaForme



Case Number: R18077

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate Code compliant rated unit separations.
- 3) Include safety provisions for Carbon Monoxide from the Carport to the living areas. Indicate the use of self-closing, self-latching, rabbited doors, substance detectors, etc.

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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DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide 25' permanent Right-of-Way dedication along west side of SW 19th Ave, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans and discuss with planner on how this dedication affects the setback requirements for this property. Revise plans accordingly.
- b. If applicable, provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Planning Zoning and Board 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 current 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

Property lines, NVAL, 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). Sufficient information must be provided on survey in order to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties. Ensure survey depicts all information requested above as well as any information beyond limits of property that maybe required for coordination between existing and proposed improvements adjacent to the site.
3. The corresponding Right of Way Vacation application (V18003) and plat application (PL18005) shall be approved by City Commission prior to Final DRC Sign-off. Please refer to previous comments provided under these applications and provide an update on status as well as correspondence from



adjacent property owners that may have interest on the right of way vacation including but not limited to the following:

- a. Improvements (i.e. driveway, buildings) are being proposed within the southern portion of the 12' right of way (requested to be vacated under application V18003). If the vacation application is accepted, the southern 6' of the alley would revert back to the adjacent property owner to the south. Is there an agreement between the applicant and the property owner to the south regarding acquiring the vacated right of way (assuming the vacation application is approved)?
 - b. City's Public Works Department has plans to develop the City owned property to the west of this site. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov for coordination with proposed City project, right of way vacation application and site improvements within SW 23rd Court. Provide correspondence accordingly.
4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements, relocation, etc.). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, inlets, etc. (i.e. existing 2 inch service line adjacent to the south boundary of property that serves the City property to the west and that is being called to be removed, existing water meter within pavement widening, etc.)
 5. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
 6. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane widths (including any pavement widening) for SW19th Ave.
 7. 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). 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](#). Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project.
 8. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along SW 19th Ave and SW 23rd Court; also show proposed Right-of-Way dedications, Right-of-Way Easements, Sidewalk Easement, and existing Right of way vacation boundaries as applicable for this project. Existing and proposed Right-of-Way dedication and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.
Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way dedication and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
 9. Provide and label/ dimension typical roadway cross-sections for the proposed development side of SW 19th Ave: at driveway access points, at pavement widening, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Coordinate required streetscape section dimensions as well as additional roadway pavement marking and signage requirements associated with the roadway transition from one-way (north of the development) to 2-way with TAM.



10. Continue concrete sidewalk across SW 19th Ave driveway access point; design driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website.
11. 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 final DRC sign off. 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.
12. Depict on site plan the required guest parking locations and dimension as needed to demonstrate it meets the 24 feet back out parking requirement for the 90 degree parking.
13. Conceptual Water and Sewer Plan:
 - a. Proposed service connections show 3 and 4 meters on each service line. Maximum of 2 meters per one service line are allowed. Alternatively, consider installing a master meter to service the property.
 - b. Sewer manhole will be required at the connection of the 6" proposed sewer lateral to the existing 8" sewer on SW 19th Avenue.
 - c. Please confirm with Public Works regarding the 6 inch sanitary sewer lateral and if any other requirements apply other than providing a clean out at the property line, due to the length of the "lateral" and the fact it serves several units. EOR to confirm design meets building codes and engineering standards.
14. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), 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.
15. Conceptual Paving, Grading and Drainage plan and details:
 - a. Additional coordination maybe required for projects located within River Oaks neighborhood which is part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
 - b. Section A-A: it appears the project proposes to fill within the adjacent property to the south in order to harmonize the propose improvements within the existing. Is there authorization from the adjacent property? Please revise plans to demonstrate all grading harmonization between proposed improvements and existing is being mitigated on site.
 - c. Verify proposed control structure rim elevations and proposed elevations at back of buildings along west boundary of property. How the runoff on this area being conveyed to the proposed system?
 - d. Verify proposed retaining wall elevations and try to lower than as much as feasible (it appears elev. 4.50 is the peak stage for the 25 year storm based on the driveway grades).
 - e. Ensure plans and details refer to the latest Broward County 'Future Conditions Average Wet Season Groundwater Level' map (i.e. well weir elevation).
16. 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.

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 criteria).

17. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26.
18. Show and label all existing and proposed utilities (utility type, material and size) on conceptual landscaping plans for potential conflict. 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). 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. 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.
19. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

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

20. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, 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.
21. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
22. Additional comments may be forthcoming at the DRC meeting and once additional information is provided on plans.



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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 includes limited sod areas, native plant requirements, hydrozone planting requirements, street tree requirements, irrigation limitations, etc. Please see MuniCode for updated ordinance https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nod=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
2. Provide street trees in the right of way swale area. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small maturing 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. Please consider an additional street tree on the south side of the driveway.
3. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms. Provide a cross section detail to illustrate this clearance.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. 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.

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.
5. Provide, in tabular format, all required versus provided landscape calculations.
6. Lighting fixtures with an overall height of more than ten (10) feet shall be located a minimum of fifteen (15) feet away from shade trees - as per ULDR Section 47-21.12. Confirm with civil, 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.
7. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
8. Fences and walls facing the street that are required to be setback from the property line, must be planted with continuous hedges, shrubs, groundcover in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Please specifically note and illustrate this on plans.



9. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

10. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans.
 - a. A 2.5 landscape buffer area is required adjacent to the VUA along the south side of the property.
 - b. Thin landscape strip islands proposed with palm trees are required to have a minimum 4 feet width of landscape area, plans indicate approximant 2 feet of landscape width.

11. Trees No.8-9and 24 proposed to remain will not endure the root lost and mechanical damage from change of grade and compaction for the VUA paving.
 - a. Please propose removal and or relocation of these 3 trees.
 - b. With the 3 trees not remaining, please consider redesign of the tree islands for code shade tree installation.

12. Offsite landscape area with existing trees and palms along with those proposed don't count toward site code requirements.
 - a. Please verify permission from neighboring property owner to cross over into their property for work to be done. This verification may be done in letter form. This letter is to be signed by the neighboring property owner, notarized and dated.

13. Three of the Live Oak trees proposed adjacent to unit No.8 are proposed for installation within the retention area. Please propose a species more suitable to the location such as Florida Maple.

14. Please consider if it is possible; redesign the stairways that the final landing at grade could be pushed back closer to the structure, this way opening landscape area for code trees to be proposed for installation.

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 are required at time of master permit submittal.
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.



3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



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CASE COMMENTS:

Please provide a response to the following:

1. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
2. Consider pre-wiring residential units and retail space for alarm systems.
3. 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.



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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 per the City's residential routing schedule.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. 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.
7. 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).
8. Containers must be stored in garages on non-collection days.
9. Draw containers in garages on site plan.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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



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CASE COMMENTS:

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

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

1. Please email CRBARRETT@FORTLAUDEEDALE.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. The landscape plan provided shoed trees in City ROW that need to be coordinated with current and/or future City ROW stormwater assets. Please note that The edge of any City's existing/proposed City's stormwater assets (pipes, exfiltration trenches, structures, or other) shall be at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations.
3. The proposed development falls within RiverOaks, which is one of the neighborhoods of the City's stormwater masterplan. Thus, a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plan for SW 19 Ave.

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)
2. 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 from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

Dewatering Notes (Applicable if dewatering activities are anticipated)

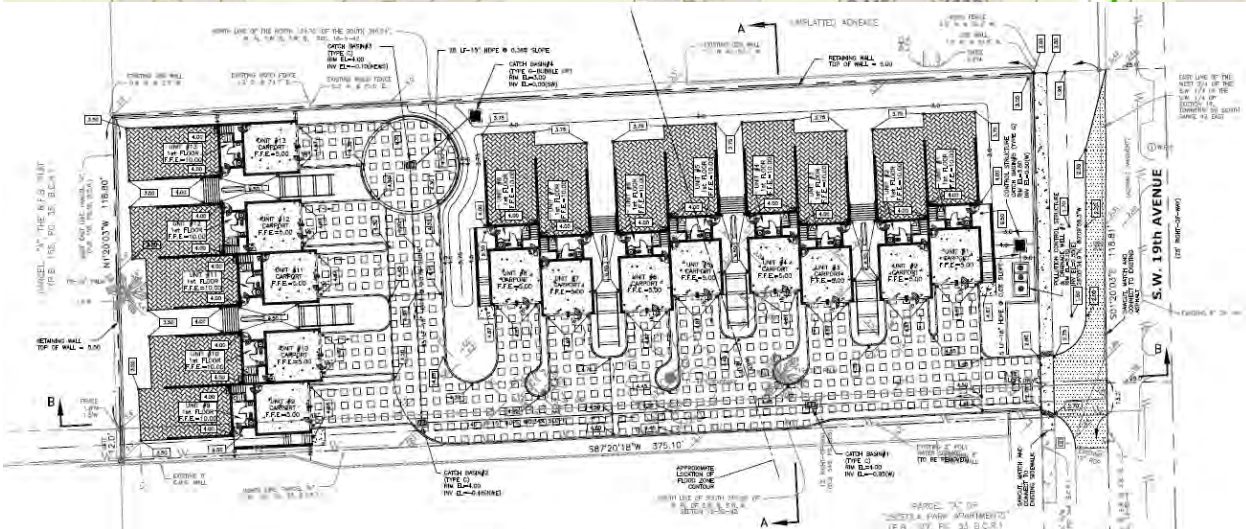
- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water 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: R18077

CASE COMMENTS:

1. 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 from all driveway access points.
2. Dimension tandem parking and ensure a drive aisle width of 24 feet for 90 degree back out parking.
3. Ensure sidewalk is a minimum of 5 feet wide on SW 19th Ave. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.
4. Proposed street trees must be a minimum 6 feet from the travel lane.
5. It is not clear if SW 19th Ave is a one way or two way street, please show/describe the traffic pattern.
6. Continue concrete sidewalk through the driveways.
7. Please show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
8. Please add pedestrian lighting along the sidewalks.
9. 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.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
11. All loading and unloading must be contained on site including postal delivery services.
12. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
13. Onsite bicycle parking is encouraged.
14. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
15. Additional comments may be provided upon further review.
16. Signature required.



GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: R18077

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: 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 Medium Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Please contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division tturner@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 5) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 6) Indicate the project's compliance with the following Unified Land Development Regulations (ULDR) sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-25.2, Adequacy Requirements;
 - b. Sec. 47-25.3, Neighborhood Compatibility;
 - c. Sec. 47-18.9, Cluster Dwelling Requirements.
- 7) Provide the following changes on site plan:
 - a. On the plan sets, change "townhomes" to "cluster development."
 - b. On sheet G-2, the site plan needs to reflect the building at ground level. Currently, the carport is represented from the floor above, which makes it look like the carport cannot fit two cars. Please clarify and add dimensions.
 - c. Per ULDR Section 47-20.2, Parking and Loading zone requirements, provide designated guest parking at 0.25 spots per dwelling unit.
 - d. Per ULDR Section 47-20.10.A, a standard parking space shall be a minimum of 8' -8" by 18'. Provide a detail of the carports with the dimensions to ensure two vehicles can safely fit. Also, provide that dimension on the site plan.

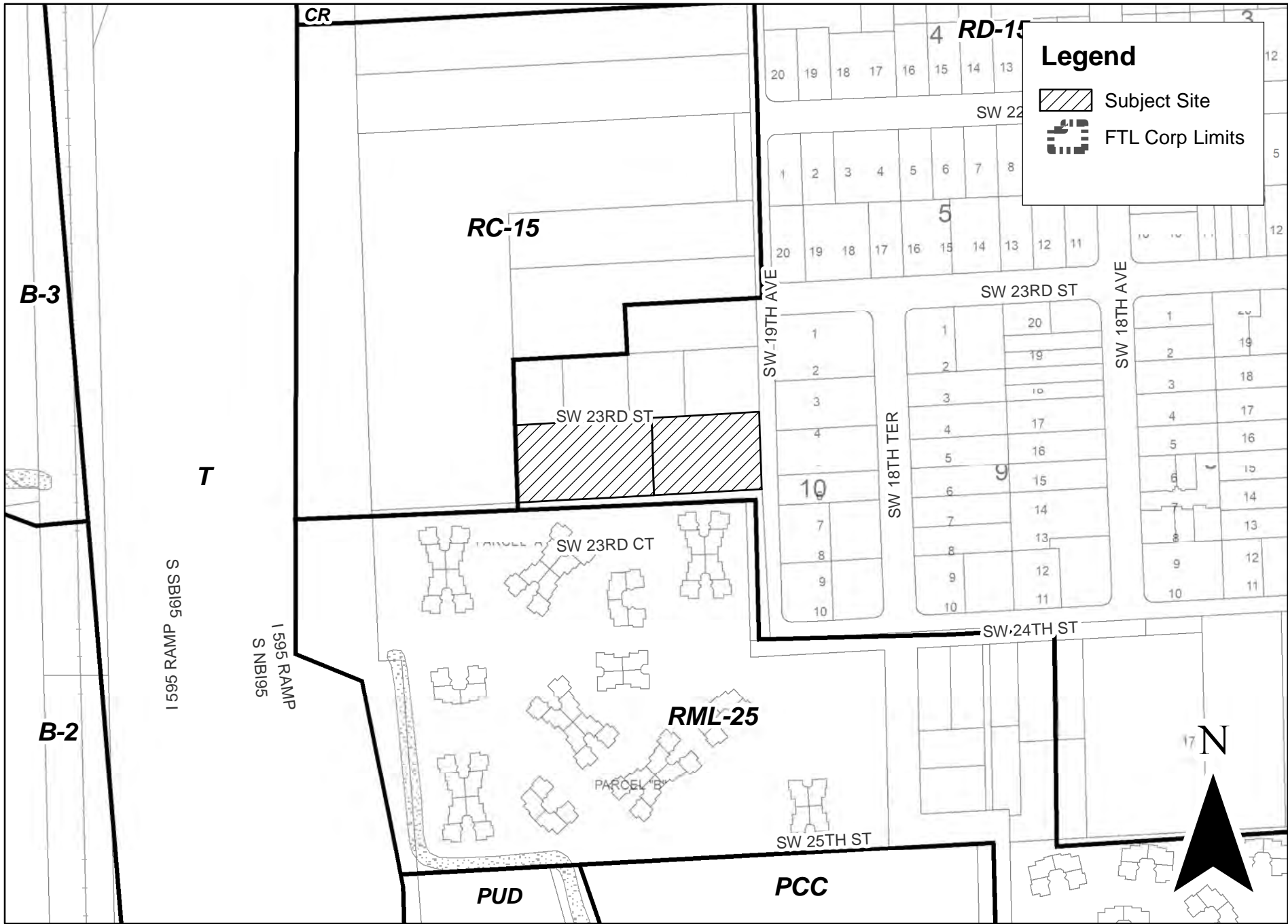


- e. Per ULDR Section 47-21.12, Landscape requirements for vehicular use areas, the minimum depth of the landscape area shall be 2.5 feet. Provide this buffer along the south edge of the property.
 - f. It seems that mechanical equipment is the front yard facing SW 19th Avenue. Relocate the equipment along the side or rear of the building.
 - g. Consider accommodating a street tree on the south east corner of the site in order to provide a consistent shade canopy with an enhanced pedestrian experience.
- 8) Per ULDR Section 47-18.9, Cluster Dwelling Requirements:
- a. Provide a principle entrance with pedestrian friendly façade elements for the unit that fronts SW 19th Avenue;
 - b. Ensure that the proposed additional setbacks for each façade are consistent with the requirements of Section 47-18.9.C.4.f;
 - c. Per Section 47-18.9.C.5, Illustrate that the elevations of the front façade have been designed with 25% transparent glass.
- 9) Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Section 47-38A, Park Impact Fees.
- 10) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the 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.
- 11) Ensure compliance with the Florida Building Code to determine the Occupancy Group and Class as well as the Type Construction. When the permits for a cluster development are submitted to the building department, the buildings will be reviewed as an R-2 Occupancy under the Florida Building Code. For more information, please contact Joe Pasquariello, Structural Plans Examiner, at jpasquariello@fortlauderdale.gov.
- 12) 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.
- 13) It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular, to/from public sidewalks, vehicle parking areas and building entrances.
 - b. Consider providing a pedestrian connection to commercial uses adjacent to the property.
 - c. Please email Karen Warfel at kwarfel@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.



GENERAL COMMENTS:

- 14) If additional temporary construction/sales trailers are 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.
- 15) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Tyler Laforme (954-828-5633) 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.
- 16) Prior to Final DRC signoff, the accompanying Plat Application, case number PL18006, must be approved.
- 17) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 18) 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.
- 19) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



R18077

