



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 8, 2019

APPLICANT: Sivel Investments, LLC.

PROJECT NAME: North Ocean Townhouses

CASE NUMBER: R19001

REQUEST: Site Plan Level II Review: 6 Townhouse Units

LOCATION: 4201 N Ocean Boulevard

ZONING: Residential Multifamily High Rise/Medium High Density (RMH-25)

LAND USE: Medium-High Density Residential

CASE PLANNER: Yvonne Redding



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

- a. If applicable, provide permanent Sidewalk Easement as appropriate along west side of State Road A1A / N Ocean Boulevard to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.

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 current 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, dedications, agreements, vacations, etc.).
3. Proposed private utility easement shall not overlap with existing 10' drainage easement. Private 5' access easement as required by zoning code may overlap as long as it does not impede City access/ use of the drainage easement.
2. Discuss existing driveway pavement encroachment from development to the north. Is removal of the pavement encroachment discussed with adjacent owner, and is reduction on driveway width cause the adjacent property to become non-compliant?
3. 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. 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 (driveway directly south of this property). Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions. Provide and label FDOT sight triangle (per the most current FDOT Design Standards).



4. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along State Road A1A / N Ocean Boulevard; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing utility easement boundaries as applicable for this project. Existing and proposed Right-of-Way 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 and/or Easement boundaries, existing/ proposed utility easements (i.e. 10' drainage easement) and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks and utility easements if any building overhang is proposed.

5. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access. 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.
6. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards, especially at pinch points (i.e. planters, light poles, etc.). A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk improvement requirements. Plans shall reflect extent of sidewalk replacement/ improvement accordingly. Ensure the proposed driveway connection is coordinated with existing paver sidewalk and planters on A-1-A.
7. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. Please dimension the distance between garage and building pinch points (perpendicular to the garage not the driveway) as well as the distance between the 2 parking stalls on the west side of the property.
8. Conceptual Water and Sewer Plan:
 - a. It appears all water services connections and meters are proposed within the adjacent private property to the west. Is there an authorization from the adjacent property owner to perform this work?
 - b. Is there an existing sewer lateral connection to this property? Confirm connection can be done as it appears to be shared with property to the south.
9. 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.
10. Conceptual Paving, Grading, and Drainage Plan :
 - a. Ensure centerline of proposed swale on north side of property connects to CB#7.
 - b. Ensure proposed private common areas/ utility easements are coordinated with proposed drainage infrastructure and swales in order to be maintained by HOA.
 - c. Provide typical sections though the east and west sides of the property to ensure coordination with existing improvements and stormwater retention.



11. 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.
12. Show and label all existing and proposed utilities (utility type, material and size) on civil and 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.
13. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
14. 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.
15. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
16. Please be advised all improvements adjacent to State Road A1A / N Ocean Boulevard are subject to review and approval by FDOT.
17. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
18. Additional comments may be forthcoming at the DRC meeting and once additional/ revised 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?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
2. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
 - a. Please demonstrate existing street trees and their disposition.
 - b. If existing street trees will be impacted by the new construction, please look into relocation as to maintaining the street tree requirement.
3. East side of property; west side of the sidewalk, please propose upright growing species of shade trees in place of small maturing trees.
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.

 - a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the CU Structural Soil.
5. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13.A&B. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but do not need to be planted or irrigated.
 - a. Site of 13,344sqft requires minimum 4670.4sqft in landscape area-current plan shows 4372sqft at 32.76 percent.



6. Along the perimeter of a parcel of land which does not abut a street the minimum depth of the landscape area shall be two and one-half (2½) feet.
 - a. Minimum 2 ½ landscape buffer west end of VUA (between the property line and VUA) to be demonstrated on landscape plans.
 - b. Please if possible shift the paving (west side of site) toward the east to provide room for additional landscape to better provide a heavy screening to the west.
7. Please demonstrate on landscape plans existing canopy overhang from neighboring property.
 - a. Please propose species of trees that will be suitable for shade and compatible with FPL overhead power lines.
8. In order to improve, protect and preserve the appearance, character and value of the surrounding neighborhoods.
 - a. Please propose additional trees, palms and tall hedge between the west side of structure, the Vehicle Use Area and wall.
9. 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.
10. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.

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 the site is required at time of master permit submittal.



2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Please visit the City's website to download required document packet
<http://www.fortlauderdale.gov/home/showdocument?id=6372>
3. 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.



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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:

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@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. The edge of any City's existing 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.

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 SWPPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPPP 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





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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.
2. 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).
3. Containers must be stored in garages on non-collection days.
4. Draw containers in garages on site plan.
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. Sanitation carts cannot be stored or placed on A1A for service.
7. 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. Recommend designated staging area for sanitation carts



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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.
2. Please show the FDOT sight triangles for driveways in accordance with the FDOT Design Manual (FDM) section 212.11.1 Stop Control (AASHTO Case B).
3. Provide FDOT pre application access management letter for the proposed curb cut on N Ocean Blvd.
4. All 90 degree back out parking must have 24 feet for backing out. Please dimension the width between all back out parking spaces.
5. Ensure all loading and unloading can be accommodated on-site.
6. Per the City's connecting the Blocks plan, ensure sidewalk is a minimum of 8 feet wide on N Ocean Blvd. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
7. The concrete slab around the storm drain manhole in the public right of way must not have a curb around it if it obstructs the 8 foot clear sidewalk. If a curb is proposed to surround the pad the 8 foot clear sidewalk must meander around the curb while not losing the 8 feet in width.
8. Bicycle parking is encouraged. 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.
9. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
10. 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.
11. Additional comments will be provided upon further review off traffic impacts and potential mitigations.
12. 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.



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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.

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- 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 Medium-High Density Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6623 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Provide accurate colored renderings which accurately depicting the project as viewed along A1A.
- 5) Provide FDOT pre-application approval letter for the proposed curb cut along A1A.
- 6) It appears that the drive aisle that services the property to the north encroaches into the site. Provide copies of any communication or agreements regarding drive aisle.
- 7) Provide the following changes to the site plan:
 - a) Provide measurement at the "pinch points" to ensure the 24' minimum clearance will be provided;
 - b) Provide clear path measurement on existing sidewalk along A1A to ensure ADA requirements are met;
 - c) Provide measurement from property lines to all mechanical equipment;
 - d) Remove "utility" reference in the easement language;
 - e) Provide palm trees along the right-of-way similar to those existing on A1A;
 - f) The existing light poles installed by FDOT along the A1A may affect the proposed sight triangles; and
 - g) 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.
- 8) Fee simple lot lines should include 2nd floor encroachments.
- 9) Provide information and location regarding trash receptacle pick-up.

GENERAL COMMENTS

The following comments are for informational purposes:

- 10) 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.



- 11) 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.
- 12) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Frank Rabinowitz, Plans Examiner (954-828-6237) to obtain his signature on the final DRC plans.
- 13) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



A. For projects which DO NOT require either Planning and Zoning Board or City Commission review and approval (i.e. DRC level II only):

1. Applicant shall schedule an appointment with the Project Planner to go over DRC comments; In advance of this meeting e-mail revised site plan and any other relevant plans as well as narrative responses to original DRC comments. Project Planner will invite other members as applicable to go over the responses and plan changes.

2. Once deemed complete, applicant will submit six (6) complete sets of revised signed and sealed site plan documents; including site plan, landscape plan, elevations, floor plans, and any documents requested by the DRC to the Urban Design and Planning counter, including an electronic version of plans.

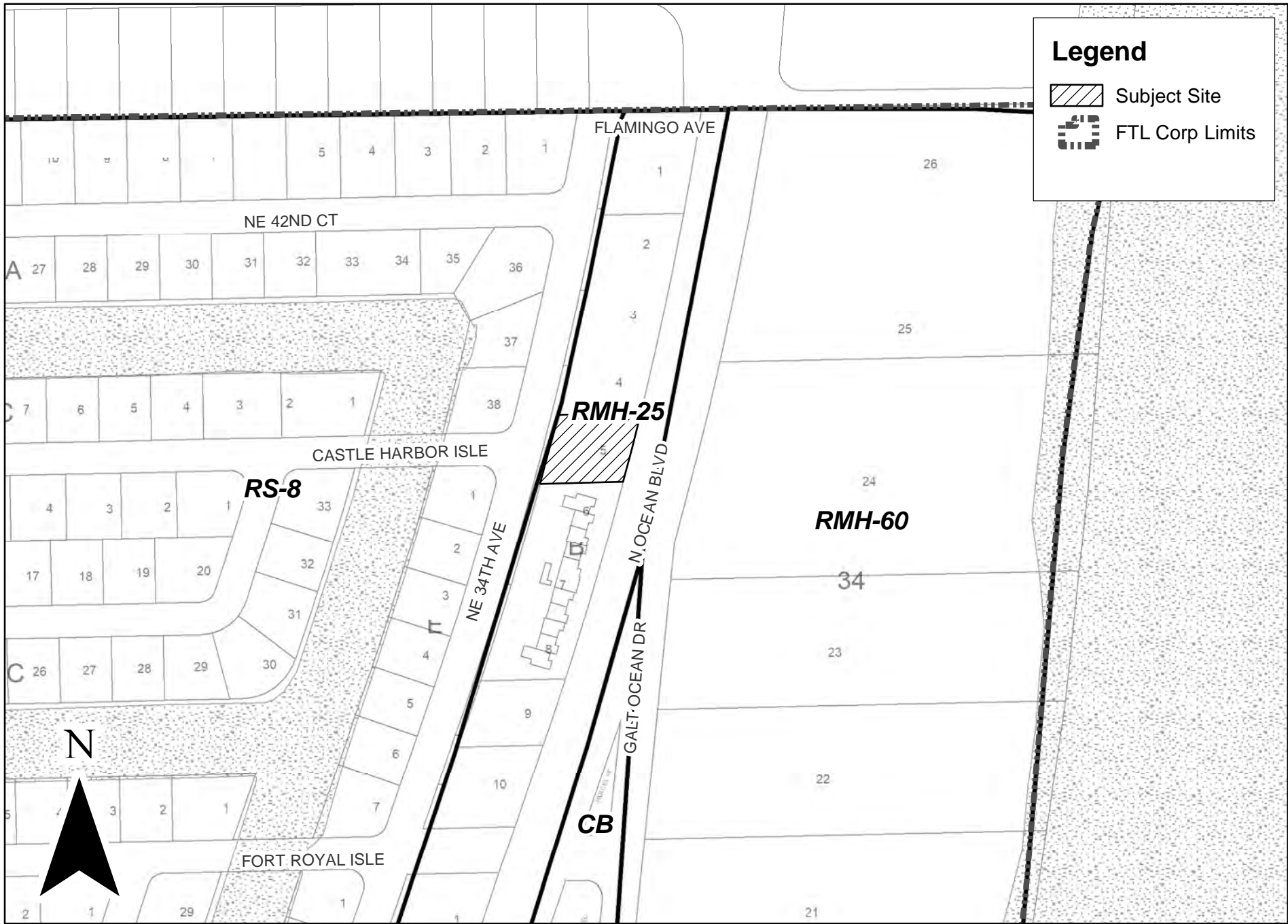
The Project Planner will approve/assign the "DRC Sign-Off" stamp and will e-mail all DRC members who had comments that the application is ready to be routed for signatures.

3. The applicant shall route the plans to the appropriate DRC members for review and sign-off; Signatures are not required from those DRC members that do not provide comments. The DRC members and their phone numbers are included in the DRC comments set. Applicant shall provide contact information when leaving any anticipated plans for DRC members.



Alternatively, sign-off appointments are available to applicants to obtain signatures on plans from all representatives at one time in preference to scheduling individual appointments. These appointments are available at the bi-weekly DRC Agenda days after regular agenda items are completed, are subject to availability and must be coordinated through the Project Planner, after plans are deemed ready for sign-off. The Project Planner will first inform other members about the status/readiness of the plans for sign-off to determine any outstanding issues, and if ready will then send a calendar invite to all disciplines who had comments to be present at the meeting to sign-off.

4. The Project Planner (listed on the coversheet of the DRC comments set) is the last person to sign the final DRC approval; Once all appropriate sign-offs are received, one (1) set of plans shall be retained by the Urban Design and Planning Division, and remaining sets shall be used as part of the building permit submittal when application is made. Applicant may request less copies if not all six will be needed. However, please keep in mind replacement sets are often requested. If subsequent revisions are made to the plans, re-review by DRC members may be required.

5. After Final DRC sign-off applicant will submit a copy of the Final-DRC plans along with the Building Permit sets to the Building Division.



Legend

-  Subject Site
-  FTL Corp Limits

R19001

