



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 28, 2019

APPLICANT: City of Fort Lauderdale

PROJECT NAME: InterMiami Lockhart Training Center and Stadium

CASE NUMBER: R19036

REQUEST: Site Plan Level III Review: Conditional Use for Training Center and Stadium

LOCATION: 1350 NW 55th Street

ZONING: General Aviation Airport (GAA)

LAND USE: Transportation

CASE PLANNER: Jim Hetzel



Case Number: R19036

CASE COMMENTS:

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building is located in close proximity to an airport. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
2. A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
3. Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.
4. All facility and pedestrian lighting must be in accordance with FAA Advisory Circulars.
5. Facility access shall be from NW 12 Avenue. All vehicle and pedestrian access shall be contained onsite and shall not impact NW 15th Avenue as this will have an adverse on Airport businesses including the U.S. Customs and Border Protection facility.



Case Number: R19036

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Detail Accessible Parking
- 3) Dimension Railings and Guard Rails Compliant to FBC 303.6 for A-5 as well as All Components Applicable to this Occupancy.

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.



Case Number: R19036

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 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. There is an 8" Water service connection proposed on NW 12th Ave.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting 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. Discuss status of existing encumbrances such as easements (including whether public or private) Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
3. 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). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
5. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
6. 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. 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.

7. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Concrete apron shall also be placed entirely on private property.
8. Provide and label typical roadway cross-sections for the proposed development side of NW 12th Avenue (Striker Blvd.), NW 15th Avenue, at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
9. Parking facility entries and exits must be from or to an improved right-of-way a minimum of 20' width or an improved right-of-way designated by the city as one-way, per ULDR Section 47-20.5.B.2.
10. 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.
11. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
12. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site.
13. For surface or ground-level parking lot layout, show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
14. Provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate.
15. 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.
16. 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.

17. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
18. 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.
19. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient 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, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets using the labels provided in the figure at the end of these notes.
20. 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.
21. 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.
22. 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.
23. 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.



24. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. 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.
25. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
26. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R19036

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_ARTIIIIDERE_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 minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
3. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance. Please provide tree pit of at least 5x5 feet.
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.
- b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.



5. Being that outside of the stadium is a pedestrian environment the Department would be so inclined that shade trees be proposed along the sidewalks and in the Plaza areas. These trees will provide not only a cooler environment by helping reduce the solar and reflective heat, but will enhance the aesthetic value and will be providing a more comfortable environment for the paying customer. While Structural soils are required under paved areas to support the root growth, this site would benefit from the use of a suspension modular paving system as mentioned in comment number 4. The suspension modular paving system can provide a larger root area due to the nature of its design. Canopy size is reflective on the root growth of the tree (larger root area=larger canopy). Long term maintenance of the surrounding pavement is also a consideration for the suspension modular paving system. The suspension modular paving system is designed that the root system grows within the product while the product supports the pavement areas. Structural soil while useful it has a limited root area potential which could result in a maintenance requirement to the pavement areas. With the use of suspension modular paving system; larger root systems will provide larger tree canopies resulting in the paying customer having a more comfortable experience with less maintenance requirements for the tenant, this would be a positive outcome for all.
6. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
7. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees 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. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.
8. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.
9. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
12. Perimeter landscape area. Section 47-21.12.A.2.a.
 - a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape



area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement.

i. Verify Vehicle Use Area landscape buffer along NW 12 AVE and Stricker BLVD. have an average of 10 feet from property line to edge of pavement.

13. Please illustrate on landscape plan the measured dimensions of landscape islands.

Peninsular and island areas shall be a minimum of three-quarters ($\frac{3}{4}$) the length of the adjacent parking space by a minimum of eight (8) feet in width. Section 47-21.12.A.4.c. the minimum 8 feet width is from inside to inside curb.

14. Due to the nut drop of a Mahogany tree and the damage that can be incurred to vehicular property, please consider a shade tree that is more vehicle use area friendly.

15. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil and site plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

16. Provide, in tabular format, all required versus provided landscape calculations.

17. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.

18. Provide information as to tree removal permit No.19050643 and how the equivalent replacement is being provided.

19. 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.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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.
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
3. download required document packet
<http://www.fortlauderdale.gov/home/showdocument?id=6372>



Case Number: R19036

CASE COMMENTS:

Please provide a response to the following:

1. It is noted on plans that CCTV would be in common areas. However, a robust CCTV system should be in place not just common areas but in areas such as: at all entrance/exit points not just to site but training facility as well; any elevators including service elevators; strategically placed throughout all parking areas; all loading dock areas; all service corridors; areas where money is handled or stored. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking areas and along the promenade walkway.
3. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
4. Access control can be paramount to keeping unwanted activity from entering restricted areas. Areas such as walkways to training facilities, player locker areas, back of house operations, service areas, and loading areas should be controlled with manned security when in use and with an electronic control system at all times. Fields and perimeter fencing should also be included in your access control system.
5. Consider how parking of large non-commercial vehicles will be handled and location of these vehicles to stadium.
6. It is noted the use of bollards at the entrance points to venue. Please consider the continuing use of such bollards along outside venue pedestrian promenades leading to venue and areas where security infrastructure is located.
7. Installing and use of magnetometers at all entry points should be considered
8. Ensure all internal offices in buildings can be locked from the interior to be used as safe rooms in case of an active threat.
9. Consider pre-wiring training facility and park concessions areas for an alarm system.
10. If valet services are to be used they should have measures in place to secure keys from theft.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R19036

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. Draw equipment on plan to show it will fit in trash room.
8. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R19036

CASE COMMENTS:

1. Continue to coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study. Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit; the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. A parking reduction will need to be requested.
3. Off-site parking agreements will be needed if off-site parking lots are being proposed to meet the parking requirement.
4. Off-site parking locations within a 700 foot radius from the stadium site will need to have sidewalk or comfortable walking paths connections for patrons to travel between the stadium and their parked vehicles.
5. Off-site parking locations outside of a 700 foot radius from the stadium site will require a shuttle service to pick up/drop off patrons to the stadium and to return them to their parked vehicles.
6. How will the parking on site be managed during game day and during non-game days? Will the parking spaces be metered, will patrons pay upon entry or will the spaces be free to park?
7. Please refer to the attached graphic for possible mitigations ideas to offset traffic impacts or improve traffic flow. Traffic mitigations will be determined through the results of the traffic study.
8. If the Major League Soccer team continues to play their home season games at this location passed the anticipated two years, than a post traffic analysis will be needed to assess the traffic impacts/flow and make corrections/enhancements to the site and off site if needed.
9. All loading and unloading must be contained on site.
10. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
11. 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 for each driveway.
12. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

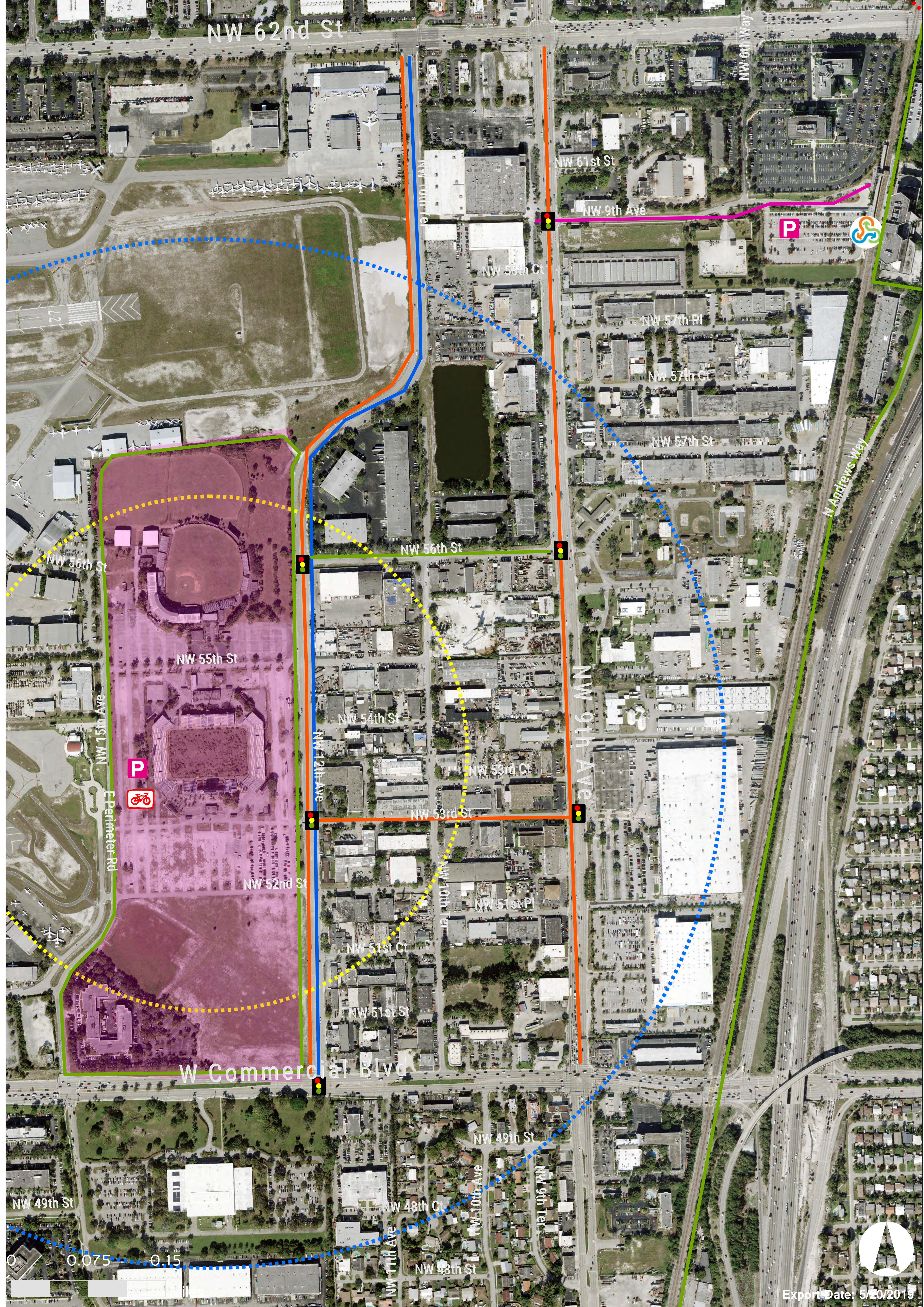


13. Bicycle parking is needed. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
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.



Proposed Stadium Site	Bike Valet	Wide Sidewalks	Bicycle Facilities	1/4 mile buffer
TriRail	Parking Structure	Separated Bike Lane	Complete Streets	1/2 mile buffer
Development Review Committee	NewSignals	Trail		

May 28, 2019

Export Date: 5/20/2019

VISION ZERO SAFER STREETS FOR FORT LAUDERDALE

15 of 18

Case Number: R19036

CASE COMMENTS:

Please provide a response to the following:

1. The site is designated Transportation on the City's Future Land Use Map. The proposed use is permitted in this designation as part of the Executive Airport area. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
2. The proposed project requires review and approval by the PZB. A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until 30 days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note, a copy of presented material to the PZB must be provided to staff for record file.
3. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or re-platting. If not required, contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division at tturner@broward.org or 954-357-6623 to ensure the proposed plat note is consistent with use.
4. Pursuant to the ULDR, Section 47-20.2, proposed parking does not meet the required amount for the use. Provide additional information on any proposed off-site parking facilities including the location, number of parking spaces, access to and from such facilities, and written approval from property owners. Note, off-site parking must be located within 700 feet of subject property.
5. Pursuant to the ULDR, Section 47-20.3, the applicant has submitted for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
6. Pursuant to the ULDR, Section 47-23.2, provide written approval from the Federal Aviation Administration (FAA) for the new structure height.
7. Pursuant to the ULDR, Section 47-24.2, provide a point-by-point narrative response, on letterhead, with date and author indicated for the following ULDR Section:
 - a. Sec. 47-25.2, Adequacy Requirements, expand on responses.
8. Provide the following changes on the detailed site plan sheets (Sheets L6-1-01 through L6-1-10):
 - a. Indicate the location of sidewalk along NW 12th Avenue;
 - b. Indicate the location of any perimeter fencing and provide details of such; and
 - c. Dimension parking spaces.
9. It is recommended the following bicycle-related comments be addressed:
 - a. Indicate the location of bicycle parking on the site;
 - b. Consider installation of a bike-sharing station as an amenity and means of mobility for visitors;
 - c. Provide air pumps at the bike parking areas. Send email to Benjamin Restrepo at Transportation and Mobility Department for 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; and



- d. Provide bike parking calculations and ratio for this project and include this information in the site data.
10. Provide roof plan detail with spot elevations depicting adequate screening of rooftop mechanical equipment from public view.
11. Pursuant to the ULDR, Section 47-25.3.A.3.a and 47-20.14, provide legible photometric plan for the entire site with photometric values extended to all property lines. Provide light pole details with dimensions.
12. Signage is reviewed separately and must comply with the City's ULDR and any depiction in the site plan package does not approve such signage. As proposed, the sign depicted in the site plan package would not meet code.
13. Pursuant to the ULDR, Section 47-22.3, message center signs are subject to separate development application and approval by City Commission. Please refer to this ULDR section for specific requirements and review process.
14. 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. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

15. Provide a written response to all DRC comments within 180 days.
16. 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 locations receive approval from the Building Service Department's DRC Representative.
17. Be advised additional comments may be forthcoming at the DRC meeting.

