



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 10, 2018

APPLICANT: Jack and Jill Children's Center, Inc.

PROJECT NAME: Jack and Jill Children's Center Expansion

CASE NUMBER: R18042

REQUEST: Site Plan Level II Review: 28,541 Square Foot Building Addition to Child Care Center and School

LOCATION: 1315 W Broward Boulevard

ZONING: Current Zoning: Boulevard Business (B-1), Community Facility (CF) and Exclusive Use – Parking (X-P)
Proposed Zoning: Boulevard Business (B-1)

LAND USE: Northwest Regional Activity Center (NW-RAC)

CASE PLANNER: Adam Schnell



CASE COMMENTS: R18042

Please provide a response to the following:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please indicate the provision of an approved Sprinkler System for these buildings.
- 3) Indicate the nature of the roof framing system with provisions for draft stopping the attic area. FBC 718.4.
- 4) Detail paths of travel for the disabled throughout the complex and links to routes of public transportation. Show dimensioned detail at elevation changes.
- 5) Provide compliance of the provisions of FBC 468 for public and private schools.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C OOR_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: R18042

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

- a. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of W Broward Blvd & NW 14th Avenue intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- b. Provide 20' corner chord permanent Right-of-Way Easement on southeast corner of NW 14th Avenue & NW 1st Street intersection per ULDR Section 47-24.5.D.p; 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. Please contact Daniel Fisher at 954-828-5850 or dfisher@fortlauderdale.gov.
2. Provide a 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.

Property lines, 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).

Verify right of way width on W Broward Blvd and provide boundary survey that is based on Standard Title Commitment or Opinion of Title.

3. Provide disposition of existing utilities/ encumbrances within and adjacent to proposed developments and how it is going to be coordinated with proposed improvements (especially in conflict with proposed building footprint), depict proposed relocation or indicate existing to remain, including but not limited to:
 - a. Existing on-site drainage structures.
 - b. Existing on-site grease trap. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants/ food facilities require grease traps, oil / sand separators, and drains connecting to sanitary sewer. Please depict information on conceptual water and sewer plan accordingly.
 - c. Existing on-site light poles, power poles/ anchors and handholes.



4. Call out replacement of existing drop curb/ type F curb and gutter as needed along W Broward Blvd in coordination with proposed improvements.
5. Stop bar to be at least 4 feet south of sidewalk on "out only" driveway off SW 1st Street. Relocate stop sign as required.
6. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 14th Street, NW 1st Street and W Broward Blvd; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement boundaries, as applicable for this project.
 - a. Section C-C correct to indicate W Broward Blvd and proposed building
 - b. Section D-D correct to indicate NW 14th Ave and existing building
 - c. Indicate in all sections type F C&G to remain as applicable.
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), 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](#)
 - a. Landscape plans do not depict 25 feet sight triangles at property corners as required.
 - b. Existing NW 14th Ave approach to W Broward Boulevard: Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
 - c. Depict 25 feet sight triangle at SE corner of NW 14th Avenue & NW 1st Street intersection
8. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to east property boundary.
9. Sheet DRC-500 (Overall Building Elevations): More prominently differentiate existing and proposed buildings/improvements on plans. Elevations are faded and hard to see.
10. Discuss dumpster enclosure access requirements with case planner and waste management. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Concrete apron shall also be placed entirely on private property.
11. Show truck turning movements in and out the proposed development (via NW 1st Street and NW 14th Ave).
12. Verify proposed water service tie ins on conceptual Water and Sewer Plans, water services are depicted to connect to existing sewer instead of water main. Please correct accordingly.
13. Verify proposed elevations depicted on conceptual paving, grading and drainage plans. Proposed catch basins and parking appear to be higher than adjacent right of way/ sidewalk. Provide high points as applicable in order to retain stormwater runoff on-site as well as indicate how proposed parking lot and sidewalk grades will be coordinated with existing parking lot on western side of property and existing playground to remain.



14. More prominently depict proposed building doors as well as provide sufficient grades on conceptual plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
15. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (unless proposed drainage design is based on Pre vs. Post analysis). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Please be advised additional coordination maybe required for projects located within Historical Dorsey-Riverbend which is part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.

16. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov to confirm proposed ground level Finished Floor elevation meets City Floodplain Management requirements.
17. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along NW 1st Street, NW 14th Ave and W Broward Blvd. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
18. Show all existing and proposed utilities on engineering and landscaping plans for potential conflict. Please be advised proposed trees must provide adequate horizontal separation from City utilities.
19. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed development will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required within City Right-of-Way . Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.



20. 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.

21. 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.
22. 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.
23. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
24. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: R18042

CASE COMMENTS:

Please provide a response to the following:

1. Building must comply with FFPC Chapter 14 for New Educational
2. FDC must be with-in 100 feet of fire hydrant.
3. Building Must comply with FFPC 1 11.10 for BDA radio system

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

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



Case Number: R18042

CASE COMMENTS:

Please provide a response to the following:

1. Within the RAC districts, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, at intersections where street with shade trees converge, it is encouraged to have tall palms at the immediate corners to provide a visual marker. These palms are to be groups of at least 3 individual, single-trunk, tall palms spaced no further than 5' apart. This helps to frame the street from the perspective of the automobile in creating a sense of space.
2. Shift the sidewalk along Broward Boulevard in toward property line to provide a safe pedestain experience.
3. Provide street trees and ground cover in this newly created landscape perimeter along Broward Boulevard.
4. A minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
5. 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 8 feet for trees and palms. Provide a cross section detail to illustrate this clearance.
6. 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. 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.

7. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
8. 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.



9. 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.
10. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be constructed of wood board fencing, not orange netting, and installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
11. 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.
12. 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. For example, parking rows are to begin and end with landscaped peninsular islands containing canopy trees, corner islands are to contain 2 trees – one for each row, when parking rows are greater than 10 spaces a landscaped peninsular island must be provided containing one canopy tree, etc.

Please consider the following prior to submittal for Building Permit:

13. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal.
14. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.
15. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: R18042

CASE COMMENTS:

Please provide a response to the following:

1. There should be ample signage directing all visitors to the single point entries of the child care and elementary buildings.
2. The buildings should have an alarm system that includes a panic and/or distress button.
3. A CCTV system should be in use covering all entrance/exit points, stairwells, hallways, and common areas. It is important to have CCTV monitored. CCTV should also be recorded.
4. Consider placing a call box or doorbell at the single point entrance location.
5. From reception area all doors leading to school areas should be access controlled.
6. Stairwells should egress only on the first floor.

Noted: use of impact glazing/doors with access control system; hold open alarms; sliding access gates

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: R18042

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R18042

CASE COMMENTS:

1. Continue concrete sidewalk through the driveways.
2. A drop off lane is required for this use; please show where it is to be proposed on the site plan.
3. Consider closing the middle driveway and have the most eastern driveway be your in only driveway.
4. Please provide a Traffic Operations Analysis containing generally accepted engineering standards for trip duration to and from the authorized vehicle storage location. This analysis will help us better understand the operations of the vehicular drop off lane; turnover rate and to ensure the queue does not reach in to the public right of way.
5. Please show inbound and outbound stacking requirements according to sec 47-20.5 General design of parking facilities.
6. Please provide pedestrian lighting along the sidewalks.
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), 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.
8. Please shrink the driveway width to 20 feet.
9. All loading and unloading must be contained on site including postal delivery services.
10. Show all sidewalks clear path dimensions on the site plan, including all pinch points on the site.
11. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
12. Consider creating a bicycle storage room on the first floor for your residents.
13. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
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: R18042

CASE COMMENTS:

Please provide a response to the following:

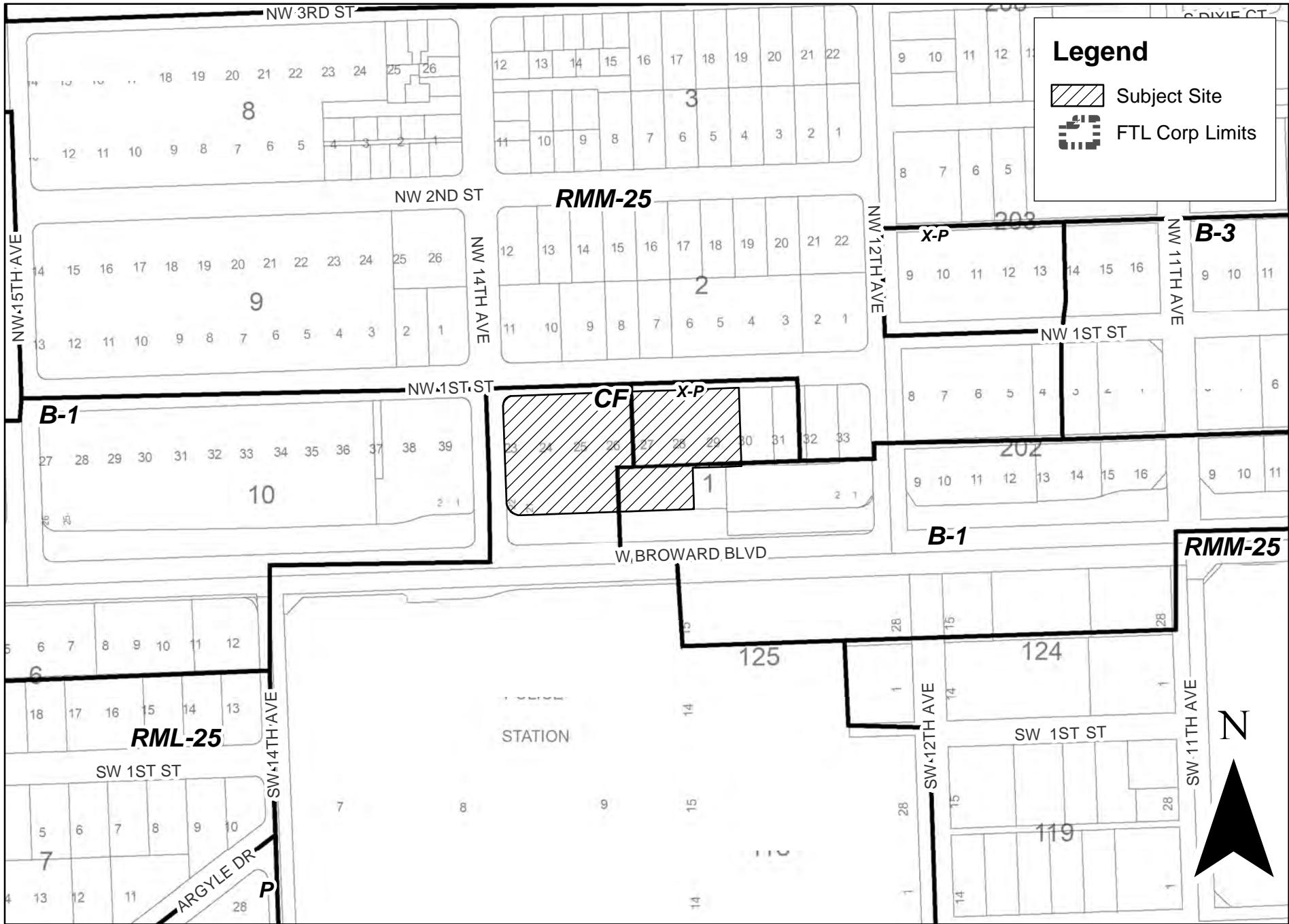
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: 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 North West Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that the copy of plat provided with the application 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) Provide total usable outdoor space to ensure compliance with the outdoor space requirements of a child daycare facility, found within Section 47-18.8.I.1. Outdoor space requirements.
- 6) Provide the following changes on the site plan:
 - a. Site improvements are difficult to differentiate, specifically, Site Plan, Sheet No. CO. Provide a visible distinction between existing features and proposed modifications by altering transparency or incorporating darker lines, shading, etc.
 - b. Section 47-20.2. Parking and Loading Requirements, Table 1, of the ULDR requires a drop off lane for elementary schools. Update the plans to include a drop off lane.
 - c. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - d. Relocate street trees and landscaped area along W. Broward Boulevard to create a buffer between the roadway and the sidewalk in order to enhance the pedestrian environment.
- 7) Add additional architectural design features to the south façade along NW 1st Street to break up the façade, add visual interest, and enhance the pedestrian experience. Consider using design features similar to those proposed on the north facing façade.



- 8) The traffic impact statement, prepared by J. Suzanne Danielsen, P.E., states the existing daycare center produces approximately (83) vehicle trips during the AM peak hour, with the proposed elementary school projected to create approximately (211) trips during the AM peak hour. It is unclear if the AM peak hour time of the daycare center overlaps with the proposed elementary school. If this is to occur, approximately (294) vehicles will arrive within a one-hour time-period. Provide clarification on whether the AM peak hours of the two uses will overlap.
- 9) To appropriately assess site circulation, please providing a site circulation plan and a narrative explaining how vehicles entering the site will be managed.
- 10) Provide a detail sheet on the metal shading structure covering the mechanical equipment.
- 11) The City Clerk's office requires 48 hour notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-4798).
- 12) Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at brestrepo@fortlauderdale.gov.
- 13) 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.
- 14) 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.
- 15) Final DRC signoff cannot be attained until the subject property received approval for the corresponding change in zoning.

GENERAL COMMENTS

- 16) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.
- 17) Please note any proposed signs will require a separate permit application.
- 18) 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 (call 954-828-4798) 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.



R18042

