



## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**MEETING DATE:** July 10, 2018

**APPLICANT:** H J Roselli Properties, LLC.

**PROJECT NAME:** 1620 N Federal

**CASE NUMBER:** R18046

**REQUEST:** Site Plan Level II Review: 2,500 Square Foot  
Financial Institution, 3,487 Square Foot  
Restaurant, 300 Square Feet of Outdoor Dining  
and 1,447 Square Feet of Retail Use

**LOCATION:** 1620 N Federal Highway

**ZONING:** Boulevard Business (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Tyler LaForme



**CASE COMMENTS: R18046**

Please provide a response to the following:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Please assign the Occupancy Type per FBC to the tenants of the building.

**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](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 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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](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: R18046

**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 southeast corner of North Federal Hwy & NE 16<sup>th</sup> Court intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plat. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- b. Provide 20' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of NE 16<sup>th</sup> Court & NE 22<sup>nd</sup> Ave intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plat.
- c. Provide permanent Sidewalk Easement as appropriate along south side of NE 16<sup>th</sup> Court to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- d. If applicable, provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

**Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. Coordinate comments below with comments provided under plat application PL18006 for this project.
2. 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](mailto:dfisher@fortlauderdale.gov).
3. 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).

Provide boundary survey that is based on Standard Title Commitment or Opinion of Title.



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 NE 16<sup>th</sup> Court and North Federal Hwy; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement boundaries, as applicable for this project.
7. Provide and label typical roadway cross-sections for the proposed development side of NE 16<sup>th</sup> Court and N Federal Hwy: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
8. Revise south section of NE 16<sup>th</sup> court to eliminate the existing extra-wide lane/ on-street parking. Sawcut the extra asphalt on NE 16<sup>th</sup> court/relocate curb and gutter further north to provide additional landscape area between travel lane and proposed development. First on-street parking stall should start at end of NVAL line along NE 16<sup>th</sup> Court and proposed driveways shall connect to proposed edge of travel lane instead of edge existing on-street parking as depicted on plans. Coordinate required travel lane, on-street parking and sidewalk widths with your case planner and TAM.
9. Depict end of asphalt at NE 16<sup>th</sup> court (as depicted on survey) and any proposed improvements regarding the roadway drainage (i.e. re-shape swale) as this appears to be the lowest point of the road.
10. Add concrete flume west of proposed driveway off NE 16<sup>th</sup> Court for roadway drainage purposes.
11. Discuss existing wall (to remain) along east side of property and maintenance responsibility.
12. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety; including building columns/ decorative walls along north side of building.
13. 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](#)
14. Sheets AC3.01 and AC3.02 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along NE 16<sup>th</sup> Court, if any building overhang is proposed.



15. 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. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer. Depict drain and grease trap on plans accordingly.
16. Show truck turning movements in and out the proposed development (via NE 16<sup>th</sup> Court).
17. Confirm proposed bank will not offer drive thru services. Otherwise depict Vehicle Reservoir Spaces (VRS) as required per ULDR Section 47-20.17.
18. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls.
19. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
20. Provide conceptual Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant is strongly encouraged to submit this information prior to Final DRC approval in order to avoid possible subsequent Site Plan resubmittal under Administrative Review (i.e. DRC Level I) during Building Permit approval process. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
21. Depict proposed building doors and provide sufficient grades on conceptual paving, grading and drainage 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 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
22. 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.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's



existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage capacity criteria).

23. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) to confirm proposed ground level Finished Floor elevation meets City Floodplain Management requirements. Depict information on plans accordingly.
24. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along NE 16<sup>th</sup> Court and N Federal Hwy. 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](mailto:ediaz@fortlauderdale.gov).
  - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or [srobertsjr@fortlauderdale.gov](mailto:srobertsjr@fortlauderdale.gov).
  - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or [khutchison@fortlauderdale.gov](mailto: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](mailto:crbarrett@fortlauderdale.gov).
  - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
25. 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.
26. 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.
27. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgirisgen@fortlauderdale.gov](mailto:dgirisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.
28. 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.

29. 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.
30. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
31. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: R18046

**CASE COMMENTS:**

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on planting plan, and include calculations in table.
2. 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.
3. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms. Provide a cross section detail to illustrate this clearance.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

5. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
6. 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. Once civil plans are submitted, additional comments may be shared.
7. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
8. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.





9. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
10. Provide a tree survey, performed by a Florida registered surveyor, illustrating all existing trees and palms, to confirm location on LAPL-0, and number each one to correspond with LAPL-0.
11. Add the following information to table on LAPL-0:
  - a. trunk diameter, in inches, at chest height for trees
  - b. clear trunk in feet for palms
  - c. condition percentage as a number for each
  - d. indicate status for all existing trees/palms on site (remain, relocate, remove)
12. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This must be a wood board structure, not orange fencing with rebar. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
13. Provide ISA Certified Arborist report for trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
14. 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, the landscaped perimeter<sup>1</sup> of VUA facing a street must be 10' wide, the sidewalk at dumpster conflicts with required landscape peninsular island, VUA calcs do not match site calcs, etc.
15. A ten foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of Section 47-21. The width of the landscape area shall extent to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall. No parking shall be located within 12' of the property line, within the nonresidential side, when contiguous to residential property.
16. For Interdistrict Corridor Requirements, provide a 20' yard abutting North Federal Highway to promote a spatial framework that creates an environment supportive of pedestrian and transportation options while also maintain sufficient landscape area to support shade trees. Illustrate such landscaping, street trees and VUA requirements as per ULDR Section 47-23.9.



17. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6. Provide, in tabular format, all required versus provided landscape calculations.

### **GENERAL COMMENTS**

**Please consider the following prior to submittal for Building Permit:**

18. A separate sub-permit application for Tree Removal & Relocation and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal.
19. 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.
20. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
21. 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: R18046**

**CASE COMMENTS:**

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. All entry / exit doors should be solid, impact resistant or metal.
3. All entry and exit doors should be equipped with a secondary locking system like door pins, deadbolts or burglary prevention hardware.
4. Any back door or service door should provide a view of the exterior or be fitted with a 180 degree peephole or viewport for security and must be properly illuminated for security.
5. Consideration should be given to prewiring the individual sites for alarm and CCTV installation.
6. Site lighting and landscape should follow C.P.T.E.D. standards.

**GENERAL COMMENTS**

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: R18046

**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. 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](mailto: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. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. If applicable, Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
3. 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.

**Prior to Issuance of Building Permit, the applicant shall address the following comments:**

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

**Closed Circuit TV inspection (CCTV) Notes (Applicable if dewatering to City stormwater assets)**

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
  - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
  - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.



- II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes (Applicable to most site developments)

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
  - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
  - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
  - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
  - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
  - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control



- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

**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.

**Existing Stormwater Asset Map possibly affected by the Proposed Development**





Case Number: R18046

**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](mailto: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: R18046

**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Please install pedestrian lighting along the sidewalks.
3. Please consider creating an access point between this developments parking lot and the development to the South's parking lot.
4. 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.
5. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
6. Please consider installing electric car charging stations in the parking lot and mark on the site plan and include total count in the site plan data sheet.
7. Please consider implementing a car sharing program in the parking lot.
8. 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.
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 may be provided upon further review.
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.
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: R18046

**CASE COMMENTS:**

Please provide a response to the following:

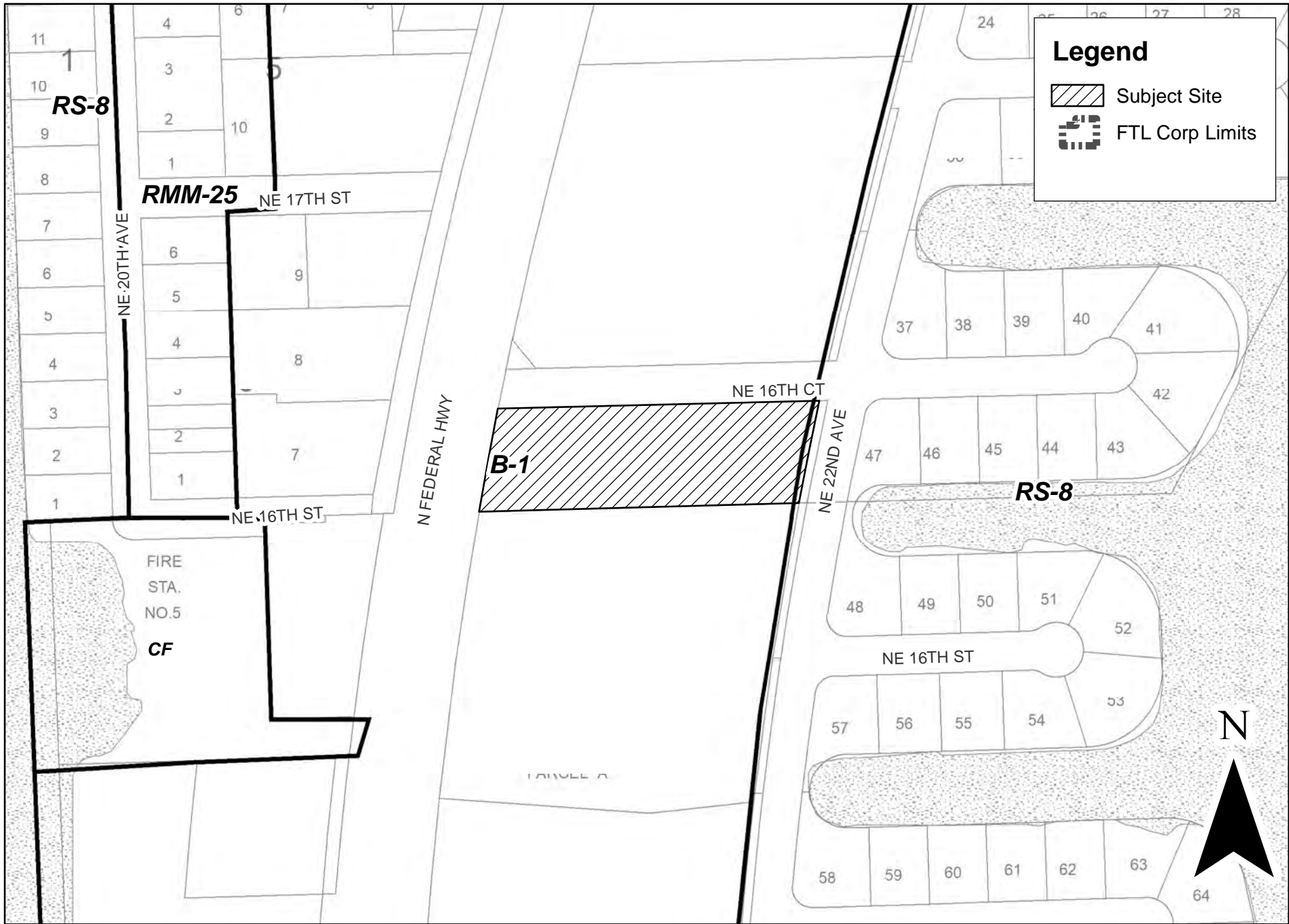
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: [www.fortlauderdale.gov/neighbors/civic-associations](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 Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Please contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division [tturner@broward.org](mailto: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) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Sec. 47-25.3, Neighborhood Compatibility Requirements
  - b. Sec. 47-23.9, Interdistrict Corridor Requirements
- 6) Clarify interdistrict corridor requirements for enhanced pedestrian amenities such as benches and trellises. Consider relocating or providing additional outdoor seating along Federal Highway.
- 7) Provide transparency on the south facing elevation to increase the safety of the area between the proposed building and the commercial use to the south.
- 8) Consider replacing the wall on the eastern edge of the site. Refer to the wall along the commercial property to the south.
- 9) Provide the following changes on the site plan:
  - a. Per ULDR Section 47-25.3, Neighborhood Compatibility Requirements, provide a 12-foot landscape buffer to the rear (east) edge of the property;
  - b. Provide a 10-foot sidewalk along N. Federal Highway and provide a 7-foot sidewalk along NE 16<sup>th</sup> Court;
  - c. See Transportation and Mobility comments regarding the addition of a bulb-out to narrow the entrance to NE 16<sup>th</sup> Court from Federal Highway;
  - d. Provide the 20-foot Inter-district corridor dimension at the front of the property; and
  - e. Delineate on-street parking along NE 16<sup>th</sup> Court.



- 10) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
  - a. Location and orientation of all proposed signage;
  - b. Dimensions of each proposed sign (height, width, depth, etc.);
  - c. Proposed sign copy; and,
  - d. Proposed color and materials\*Please note any proposed signs will require a separate permit application.
- 11) Clarify the type of dumpster enclosure proposed, and consider relocating farther from nearby residential uses.
- 12) On the photometric plan, extend the foot-candles readings all the way to the adjacent property lines, and ensure a maximum of 0.5 foot-candles at those edges.
- 13) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 14) It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular, to/from public sidewalks, vehicle parking areas and building entrances.
  - b. Consider providing a pedestrian connection to commercial uses adjacent to the property.
  - c. Please email Karen Warfel at [kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov) for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

**GENERAL COMMENTS:**

- 15) If additional temporary construction/sales trailers are needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 16) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Tyler Laforme (954-828-5633) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 17) Prior to Final DRC signoff, the accompanying Plat Application, case number PL18006, must be approved.
- 18) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 19) 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.
- 20) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



R18046

