



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 10, 2019

PROPERTY OWNER: Preste Co.

APPLICANT/AGENT: Gunster Law

PROJECT NAME: Publix Supermarket

CASE NUMBER: PLN-SITE-19110004

REQUEST: Site Plan Level IV Review: Rezoning from Residential Multifamily High Rise/High Density (RMH-60) to Community Business (CB) with .52 Acres of Commercial Flex Allocation and Conditional Use for 28,795 Square-Foot Supermarket

LOCATION: 2985 N Ocean Boulevard

ZONING: Community Business (CB) and Residential Multifamily High Rise/High Density (RMH-60)

LAND USE: Commercial and High Density Residential

CASE PLANNER: Jim Hetzel



Case Number: PLN-SITE-19110004

CASE COMMENTS:

1. Indicate Building Type.
2. Indicate compliant travel Distances.
3. Dimension all Life Safety Components, Door Sizes, Widths of Passage along all Paths of Egress.

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: PLN-SITE-19110004

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' Right-of-Way dedication or permanent Right-of-Way Easement along west side of State Road A1A / N Ocean Boulevard (coordinate with FDOT), to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of State Road A1A / N Ocean Boulevard & NE 30th Street intersection (coordinate with FDOT) per ULDR Section 47-24.5.D; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.

CASE COMMENTS:

Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Provide PDF copy of FDOT Pre-Application letter issued for this project.
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 structures (i.e. building encroachment into 25' corner chord and drainage structure/ well within alley/utility easement, ramps, etc.) shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
5. 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.



6. Proposed required on-site improvements (i.e. building terrace, building foundation, building overhang, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. If encroachments are proposed, provide correspondence from FDOT indicating the same is allowed
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
8. 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.
9. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
10. Discuss status of agreement with adjacent property owner to the south (separate property per Broward County Property Appraiser's website) that apparently allows proposed building and site improvements through their property.
11. Please discuss if the intent of the proposed FPL transformer along NE 33rd Avenue within City right-of-way is slated to service the adjacent properties in addition to the proposed development.
12. Coordinate with FPL and AT&T (Bellsouth) for building encroachment into utility easements.
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) 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.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
14. Please ensure the dimension and location of the intersection sight triangles are consistent on all plan sheets.
15. Discuss dumpster enclosure/trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
16. Provide concrete sidewalk across driveway access point; design driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at



<http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website, and design driveway tie-in per the appropriate FDOT Design Standard.

17. 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. Coordinate truck turning template circulation entering and exiting the site with TAM. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
18. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - d. Per ULDR Section 47-20.11.B, compact parking spaces are only permitted when expanding an existing parking garage.
 - e. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
19. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.

Per City DSD Memorandum dated October 8, 2019, in no case shall the maximum length of a dead-end drive aisle exceed 10 parking spaces on either side without providing a 3-point turnaround area and shall not exceed 20 parking spaces on either side with a 3-point turnaround area.
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 loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

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



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.

23. Provide Agreement letter signed by adjacent owner to the south for the proposed fill per PGD-2 Section C. Otherwise, revise plans to match existing elevations at the property line.
24. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
25. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.
26. 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/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
27. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
28. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
29. Conceptual Paving, Grading, and Drainage:
 - 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, 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.
 - b. 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. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or



exceeds the 10-year/1-day storm event drainage criteria). 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. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).

30. 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.
31. 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.
32. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
33. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
34. 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.
35. 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 SWPPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
36. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
37. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-19110004

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 (hydro zone) 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 hydro zones on planting plan and include calculations in table.
2. 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.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the 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.

3. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
4. 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. Location for street trees is to be between the sidewalk and the travel lane. Please look to mirror the streetscape materials as with the new development to the north.



- b. Along A1A it appears an existing underground utility extends under the sidewalk at the southern end of the site. This appears to be only a pipe with a manhole, please investigate if this may be shortened to the property line area therefor allowing the landscape to be proposed between the sidewalk and the travel lane. The Department would ask that within this area of the underground utility the sidewalk would transition to the existing sidewalk to the south. Beyond the utility please have the sidewalk shift towards the building providing landscape and street trees within the sidewalk adjacent to the travel lane.
 - c. Please shift sidewalks to the property lines and provide landscape between the sidewalk and travel lane.
 - d. Along NE 30th ST towards the west end there appears to be an existing water main were the street trees would be proposed. Please investigate shifting this water main out into the street were as allowing the street trees to be proposed between the sidewalk and travel lane.
5. 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.
6. Section 47-25.3. Neighborhood compatibility requirements call for a minimum 10 feet landscape buffer strip. Please illustrate this along the south side of the proposed development. It appears that the building and well encroaches within this landscape area requirement. This section calls for trees, shrubs and ground covers to be within this 10-foot landscape area. Please make clear the area that is for landscape and provide landscape materials for screening purposes.
7. Please propose additional trees and palm trees along the south side of the building to provide a heavily screened view for the residential property to the south. A useful tree installed in groupings in limited area of space would be the Mast tree (*Polyalthia longifolia*).
8. 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.
9. 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.
10. Please provide information for the disposition sheet.
 - a. Existing trees and palm trees may be worth relocation rather than destroyed. Please have Arborist evaluate the trees and palm trees for the possibility of relocation. Preparation for relocation doesn't require permit yet should begin soon as possible. Please have Arborist provide prescriptive actions required for relocation of trees and palm trees.
11. Vehicle Use Area calculation is paving at grown level exposed to the sky, paving that is elevated above ground is not calculated.
12. Please investigate green roofing systems to further enhance the active roof top view from the neighboring residential properties.
13. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.



14. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)

15. For specimen size trees, provide ISA Certified Arborist report for specimen 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.

16. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not currently of DRC submittal.

2. 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. Prep work for relocation requires no permit and should start as soon as possible.

3. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.

4. 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 hydro-zones on planting plan and include calculations in table.



Case Number: PLN-Site-19110004

CASE COMMENTS:

1. The plans didn't specify what happens to existing lighting
2. The plans did not show all existing lighting surrounding the property
3. The street lighting on A1A at the corner of A1A and NE 30th Street is an FDOT owned light maintained by the City and is a 200 watt HPS fixture. This light must remain and can not be removed. If LED lighting is suggested to replace the HPS fixture then we ask that all 3 lights at the intersection of A1A and NE 30th Street be changed to LED and is equivalent to the current 200 watt HPS fixture (LED equivalent 60 – 78 watts)
4. The sidewalk pedestrian lighting on NE 33rd street and NE 33rd Ave were installed by Neighborhood Support and the entire area has the same matching fixtures. If a new lighting style is suggested we need to work with Neighborhood Support to come to a solution that is suitable for the area or just those lights around the property
5. There were lighting manufacture cut sheets provided but there was nothing indicating where they would be placed. On Publix property, ROW, on the building etc?



Case Number: PLN-SITE-19110004

CASE COMMENTS:

Please respond 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. Any restricted access door should be label as such and equipped with access control features including 180 degrees peepholes or viewports.
6. A Closed Circuit TV system capable of retrieving an identifiable image of an individual should be utilized focusing on the cash management areas, teller counter, entry and exit points, safe room, Drop-box, common areas, storage area, parking lot, and any sensitive area of the site.
7. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm should have battery back-up and or cellular back-up features.
8. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
9. The retail businesses should be equipped with a safe that is bolted to floor or other permanent surface to prevent removal from the site.
10. Site lighting and landscape should follow C.P.T.E.D. guidelines.

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: PLN-SITE-19110004

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. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. 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.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. Ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
12. 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: PLN-SITE-19110004

CASE COMMENTS:

1. Continue coordinating with Transportation & Mobility on the Traffic Study.
2. Ensure public sidewalks are a minimum of 5 feet wide. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
3. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
4. Continue the concrete sidewalk through the driveway.
5. Provide a light pole detail for the pedestrian lighting being proposed.
6. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
7. 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.
8. 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.
9. Bicycle parking is strongly encouraged. 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.
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: PLN-SITE-19110004

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and
 - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
2. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements, ULDR Section 47-27. Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned e.g. *Power Point*, which shall be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at jhetzel@fortlauderdale.gov or 954-828-5019.
3. The site is designated Commercial and Residential High 60 on the City's Future Land Use Map. The proposed use may be permitted through the allocation of commercial flex acreage for the portion of the site containing Residential High 60 land use designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction, a Phase I Archaeological Survey of the property.

A phase I archaeological survey must be conducted within the subject property prior to any ground disturbance activities and if necessary, in coordination with demolition of the extant structures. The phase I archaeological survey must be submitted prior to applying for building permits. The survey shall be performed by a professional archaeologist who meets the Secretary of the Interior's Professional Standards (36 CFR part 61 as amended) and shall be conducted in accordance with Chapters 267, Florida Statutes and Chapter 1A-46, Florida Administrative Code. In the event that significant

archaeological materials or unmarked human remains are encountered then the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains. Upon completion of the survey, a final archaeological survey report shall be submitted to the City's Historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7101) for review, determination of significance, and additional actions. The report should detail the survey and include an assessment of significance of any discoveries and recommendations.

5. 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 Broward County Development Management and Environmental Review Section at (954) 357-8695 to ensure that proposed project is consistent with the latest recorded plat restriction.
6. Provide documentation from the Broward County Emergency Management Department indicating an acceptable level of service for hurricane evacuation routes will be maintained with the addition of the project. This documentation is required in order to proceed to PZB.
7. 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. Section 47-24.3, Conditional Use Permit Requirements; and
 - b. Section 47-28, Flexibility Rules.
8. Pursuant to ULDR, Section 47-6.20, Table of dimensional requirements, the project does not meet yard setback requirements. The front setback contains raised walkway, stairs, and railing; the corner yard will contain a zero setback once right-of-way is dedicated; the rear setback should be fifteen feet when contiguous to a residential property; and the side yard contains the parking ramp in the setback.
9. As proposed, the building footprint occupies the majority of the site leaving minimal space for adjustments, pedestrian respites, and wider sidewalks. The building design should be reevaluated to: (1) include a stronger building presence at the corner of Ocean Boulevard and NE 30th Street, an enhanced storefront experience fronting Ocean Boulevard and where possible along NE 30th Street, use of high quality building materials facing the public realm, and all the parking located above the building. Staff has provided more specific information in Comment #10 and #11 below. In addition, the following images are being provided as examples.





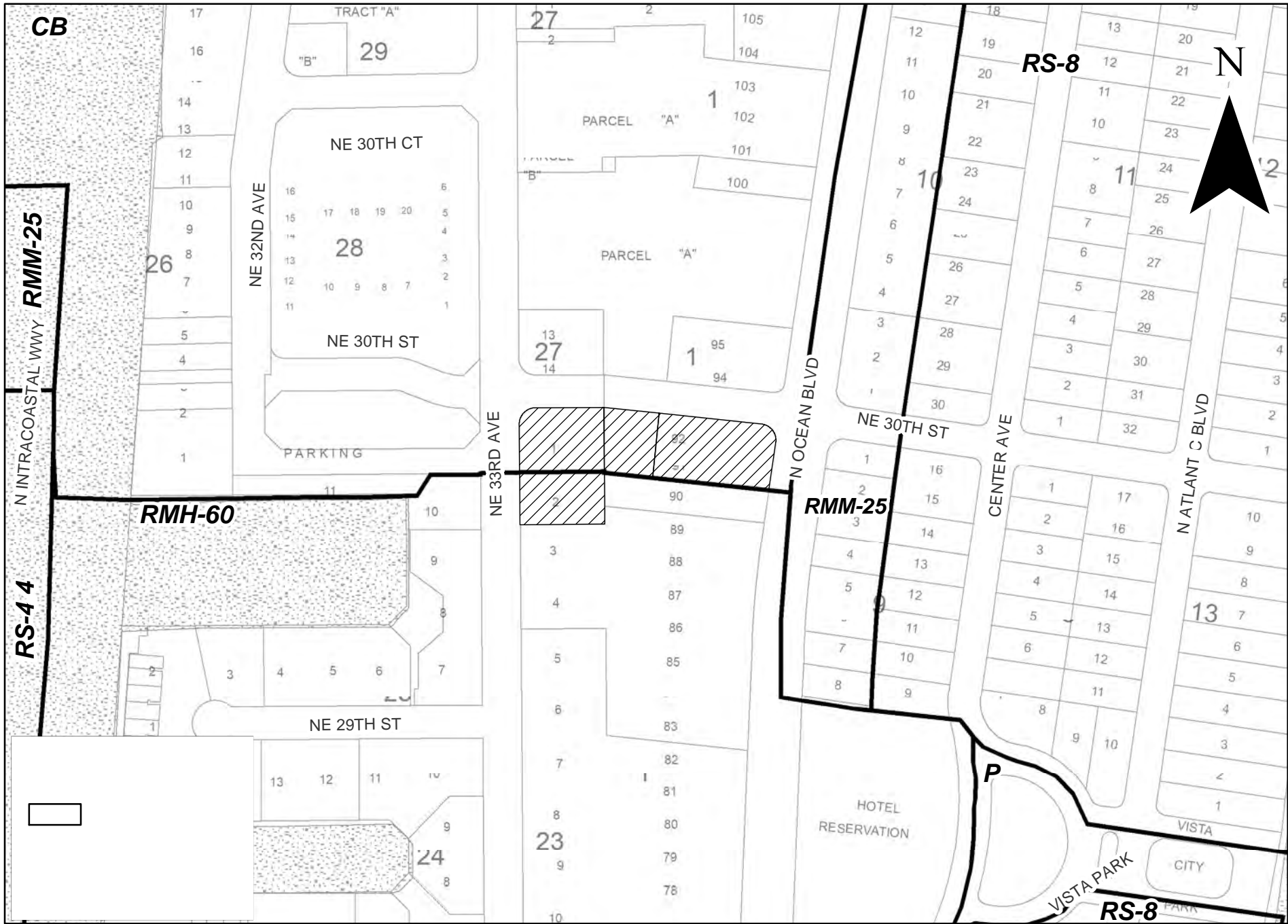
10. Provide the following changes on site plan:
 - a. Relocate the entrance to the corner of the building creating a strong building presence at the intersection of Ocean Boulevard and NE 30th Street;
 - b. Minimize, to the greatest extent possible, the amount of raised walkway with railing along the frontage of the building adjacent to the public realm;
 - c. Strategically locate the stairs and ramp on the site to reduce the amount of space needed such as within the building rather than parallel with the public realm;
 - d. Locate the bike parking and scooter parking adjacent to the entrance;
 - e. Reduce the length of the curb cut along NE 30th Street for the loading and parking;
 - f. Consider relocating the loading area away from primary frontage of the site due to visibility, conflicts with numerous other movements from the project site and from properties located to the north;
 - g. Shift the sidewalk into the site and provide a landscape buffer between the sidewalk and streets; and
 - h. Provide a pedestrian connection from the southwest stairwell to public sidewalk or walkway inside the site.
11. Provide the following changes on building elevations:
 - a. Label and identify all building materials and colors;
 - b. Provide detail drawings for building features such as the trellises, building canopies, railing, and the curvilinear wave element;
 - c. Integrate the enclosed mechanical area into the overall redesign to lessen the bulkiness of this area;
 - d. Consider other shade element designs for the parking deck that create more visual interest and provide better screening of the vehicles; and
 - e. Include additional building materials on the building facades facing of Ocean Boulevard and NE 30th Street.
12. Building structures cannot be located in easements unless the easements are vacated. Formal applications are required to vacate easements.
13. Sheet I-1, Photometric Plan, indicates conflicts with the location of pedestrian light poles with other site elements; e.g. parking aisle drive, access to compactor, and pedestrian walkway. Provide a cohesive plan for the pedestrian lights that placed the lights in appropriate pedestrian areas.
14. Sheet I-1, Photometric Plan, the light poles on the top parking deck should be reduced in height and contain light shields due to the proximity to nearby residential. Adjust the plan accordingly.
15. Coordinate with the Transportation and Mobility Department regarding the necessary pedestrian improvements adjacent to the site.
16. An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.
17. 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. There is an opportunity to install solar canopies as shade elements on the parking deck in lieu of the trellis.
18. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.



GENERAL COMMENTS

The following comments are for informational purposes.

19. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
20. 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.
21. Additional comments may be forthcoming at the DRC meeting.



PLN-SITE-19110004

