



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 13, 2020

PROPERTY OWNER: Drill Power, Inc

APPLICANT/AGENT: N/A

PROJECT NAME: Drill Power Building

CASE NUMBER: PLN-SITE-20080004

REQUEST: Site Plan Level II Review: 5,565 Square-Foot Retail Use

LOCATION: 2439 NW 21st Avenue

ZONING: General Commercial (B-2 County)

LAND USE: Commercial

CASE PLANNER: Nicholas Kalargyros

Case Number: PLN-SITE-20080004

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the FBC
2. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602.
3. Provide accessible route from public streets and sidewalks to the front of the building per section 206 of the FBC Accessibility

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-20080004

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
2. Please email CRBARRETT@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. 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).
4. 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).
5. Provide a current signed and sealed boundary and topographic survey based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
6. Engineering and plan do not match existing right of way layout. Please verify location for existing sidewalk, green area, electrical box utility pole/guy anchor, curb and gutter and catch basin withing right-of-way.
7. Being that NW 21st Avenue is a Broward County Roadway, applicant will be required to obtain approval for any improvement with NW 21 Ave to include the driveway and utilities connections.



8. Provide Valley Gutter or Driveway Curb along driveways to allow for stormwater flow north to the existing drainage inlet.
9. Provide stop bar on southern driveway exist.
10. Provide disposition of existing perimeter fence that encroaches onto adjacent private property, along portion of north property boundary.
11. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls and driveway for two way traffic must be 20' wide.
12. Per ULDR Section 47-20.5.C.4, A turnaround area is required on the north parking lot that will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle).
13. Adequate stacking distance shall be required for both inbound and outbound vehicles to facilitate the safe and efficient movement between the public right-of-way and the development. The stacking area shall be designed to include a space of twelve (12) feet wide by twenty-two (22) feet long.
14. Provide Erosion and Sediment Control (ESC) Plan showing site layout, details and notes identifying the implementation of the following minimum temporary BMP's to be used during constructions.
 - a. Perimeter control measures such as Silt Fence and provide details.
 - b. Inlet protection measure such as Hay Bale and Filter Fabric on any existing or proposed inlet impacted by any disturbed area before permanently stabilized.
 - c. Stabilized construction entrance and exit such as a gravel construction entrance.
15. Supply drainage calculations as per the standard SFWMD format, including the 25 year, 3 day and 100 year, 3 day design storms and stage-storage computations for the project.
 - a. Ensure the proposed 100-year, 3-day zero discharge stage is no higher than the FEMA BFE elevation of 7.5' NAVD for this area. A pre-vs-post analysis can be submitted should the average existing grade be shown to be higher than this elevation.
 - b. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage.
16. Provide a maximum of 4:1 slope on landscaping areas.
17. Bottom of dry retention area shall be at a minimum 12" above the groundwater elevation.
18. Demonstrate how structural support will be provided for the proposed 6" curb along the north perimeter of the parking. Particularly in the western side of the swale where the elevation does not allow for a 6" burial depth on the curb.
19. Where elevation differ on the parking elevation by more than 18" drop from the adjacent retention area surface, provide handrails and or bollards for pedestrian and vehicular safety.



20. 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.
21. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
22. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20080004

CASE COMMENTS:

Please provide a response to the following:

1. Provide street trees in the right of way swale area.
 - a. Please provide 10 feet for the first tree from the ingress/egress intersection point along the street property line.
 - b. Please propose trees within area of the FPL lines that will be compatible.
 - c. Please provide the street trees with a minimum canopy height clearance of 6 feet.
2. Illustrate and label the horizontal clearance from tree trunk to edge of utility 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 from underground utilities. Provide a cross section detail to illustrate this clearance.
 - a. Illustrate underground utilities on Landscape plan.
3. Trees proposed at the Landscape buffer areas located at the intersection of the ingress/egress at the street property line, the first tree is to be setback 10 feet. The area from the tree to the ingress/egress intersection is to be ground cover only, from the first tree please provide buffer shrubs minimum 24 inches tall when installed.
4. Perimeter Landscape buffer areas require trees minimum 1 per 30 linear feet or fraction thereof.
5. Trees shall be of a species having an average mature crown of greater than twenty (20) feet and having trunk(s) which can be maintained with over six (6) feet of clear wood. Trees or palms having an average mature crown spread of less than twenty (20) feet may be substituted by grouping the same so as to create the equivalent of a twenty (20)-foot crown spread. Such a grouping shall count as one tree towards meeting tree requirements for any provision herein: If palms are used, they shall constitute no more than twenty (20) percent of the total tree requirements for any provision herein and shall have a minimum of six (6) feet of clear wood.
6. Landscape peninsulas are to be a minimum 5 feet landscape width inside to inside of curb.
7. Interior landscape area of 10% of the total VUA is to be provided exclusive of perimeter landscape with at a minimum of 1 tree and three shrubs for every 200 hundred square feet or fraction thereof. Please include within calculation sheet and demonstrate on plan how this is being met.
8. All freestanding sign installations require the installation and establishment of plant material to enhance the structure, at a minimum of one shrub for every two (2) feet of lineal width of the sign structure on each side; and ground cover, a minimum of five (5) feet around the perimeter of the sign base, designed in such a manner so as to not block the message on the sign. Please provide if applicable.
9. Dumpster enclosures shall be landscaped without encroaching into the Landscape Buffer areas. Please provide a continuous planting of hedges and shrubs approximately 2 feet tall planted 2 feet apart. Please clearly note and illustrate this on plans if applicable.



10. 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.
11. Please verify if the area between the two handicap parking stalls is to be a tree island or is this the access aisle for those handicap stalls.

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 at this time 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 ensure 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. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal.



Case Number: PLN-SITE-20080004

CASE COMMENTS:

Please provide a response to the following:

1. Unit entry doors should be solid, impact-resistant or metal and should be equipped with a 180-degree View Peephole.
2. Unit entry doors should have a secondary deadbolt locking system.
3. All glazing should be impact resistant.
4. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, hallways, common areas, and management area. It should be capable of retrieving an identifiable image of a person.
5. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
6. All restricted areas should be access controlled and label as such.
7. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat, or an active killer event.
8. All 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 before DRC sign off.



Case Number: PLN-SITE-20080004

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 7:00 pm within 250 feet of residential.
5. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. Solid waste and recycling containers shall be shown on the site plan.
8. 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).
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please indicate how collection will take place.



Case Number: PLN-SITE-20080004

CASE COMMENTS:

1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
 - a. The 90-degree parking stalls in the parking lots only have a 20 feet wide drive aisle, the minimum drive aisle width requirement is 24 feet.
 - b. Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle).
3. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway. There are parking spaces within this 22 ft minimum stacking requirement, these spaces will need to be removed.
4. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
6. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
7. 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. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
8. 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. Look to 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
9. Additional comments may be provided upon further review.
10. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.



1. 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.
2. 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-20080004

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Commercial on City's 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. The site is zoned General Commercial Business (B-2) under Broward County Zoning, as this property was annexed into the City. Any proposed use for this site must be permitted under the County Zoning. Staff reviewed this application utilizing the applicable County Zoning for General Commercial Business (B-2).
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
5. As proposed, the building floor plan indicates retail for the front portion of each tenant space but there is no indication or label for the use of the rear portion of the tenant space and as shown the tenant space appears to be a design reflective of office/warehouse space. In addition, the building elevations contain roll-up doors in the rear which are also reflective of a warehouse use. Provide more information on intended use for this project and note plans accordingly.
6. 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. ULDR Section 47-25.2, Adequacy Requirements; and,
 - b. ULDR Section 47-25.3, Neighborhood Compatibility Review.
7. Provide the following changes on site plan:
 - a. The north arrow is currently pointing west. Please orient the north arrow in the correct direction;
 - b. Update the required parking in the parking data table from 24 parking spaces to 19 parking spaces since the Broward County Zoning Code has a retail use parking requirement of 1 parking space per 300 square feet gross floor area;
 - c. Pursuant to County Zoning, parking aisle drive shall be a minimum width of 24 feet when the parking is designed in a perpendicular manner;
 - d. The service alley does not connect to any other property. Remove the parking space located at the end of the service alley and continue the driveway around the building by also removing the two parking spaces at the southwest edge of the parking area;
 - e. Clearly delineate the property boundaries on the site plan and show the context of surrounding properties and right-of-way;



- f. Provide a detail of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and the location on site;
 - g. Provide vehicle stacking on NW 21st Avenue, both entering and exiting the parking area; and,
 - h. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
8. Provide the following changes to building elevations:
- a. Label and identify proposed building materials for each elevation;
 - b. Show setback dimensions from the property lines on the elevation pages; and,
 - c. Minimize to the greatest extent the amount of blank walls on the north, east and west elevations.
9. Provide roof plan for all structures indicating the location of all mechanical equipment to accommodate proposed use. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. Screening for mechanical equipment must match surrounding building material and incorporated into the building volume. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure.
10. Please provide adequate landscape strip with shade trees between the curb and sidewalk to provide a safer, more usable and comfortable pedestrian environment and support proper shade tree growth and long-term sustainability. Discuss shade tree types with the Landscape Representative.
11. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Per ULDR, Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - e. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Benjamin Restrepo at brestrepo@fortlauderdale.gov.
12. 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.
13. 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



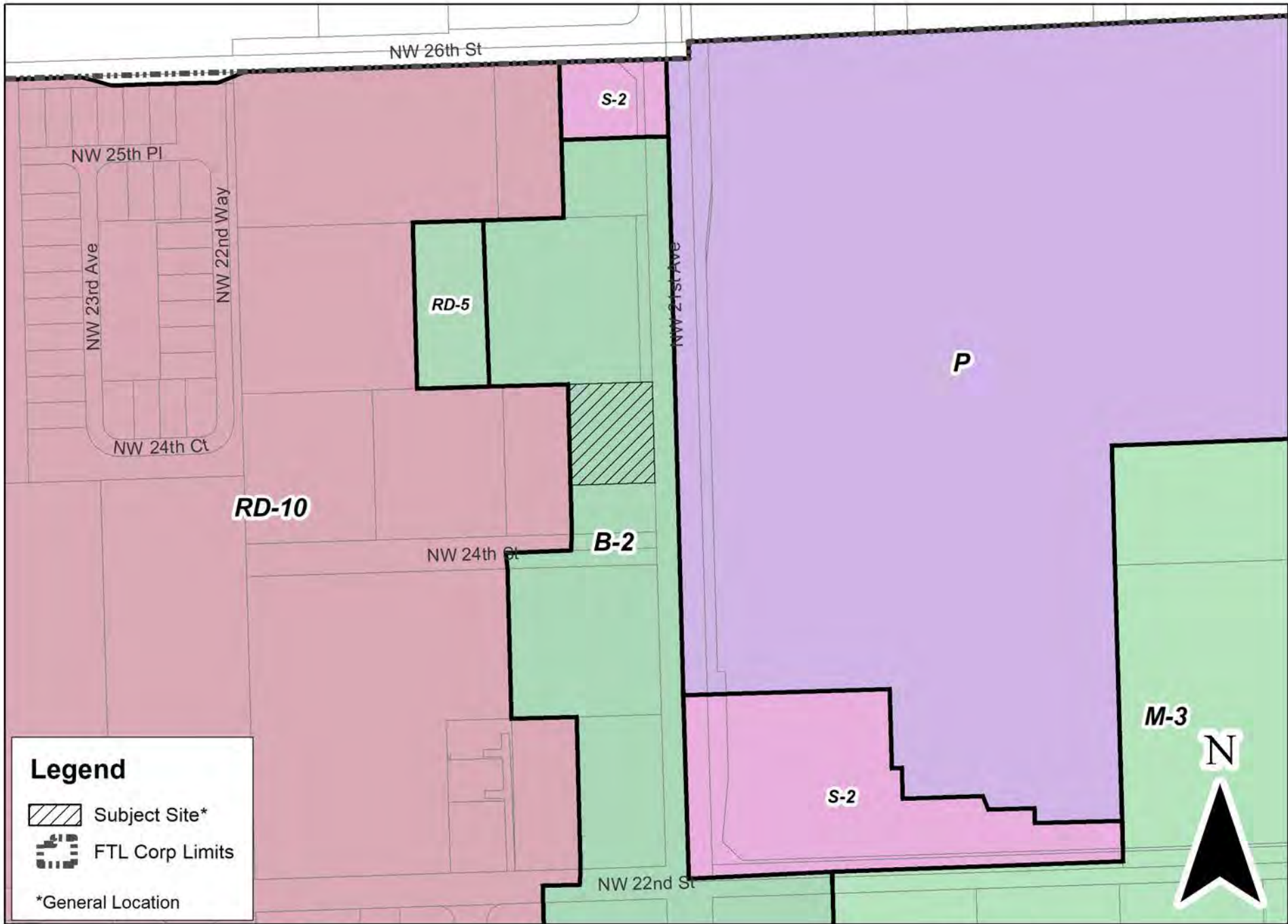
collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

14. Please note any proposed signs will require a separate permit application.
15. 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.
16. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
17. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments in addition to discuss bringing the zoning of your property into compliance with a City zoning district. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (email NicholasK@fortlauderdale.gov) 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.
18. 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 (February 21, 2021), unless an extension of time is mutually agreed upon between the City and the applicant.
19. Additional comments may be forthcoming at the Development Review Committee meeting. Please provide a written response to all Development Review Committee comments within 100 days after comments have been received.



PLN-SITE-20080004

