



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** September 26, 2023

**PROPERTY OWNER / APPLICANT:** City of Fort Lauderdale / Kiewit Water Facilities Florida

**AGENT:** Freddy Argudo, Kiewit Water Facilities Florida

**PROJECT NAME:** Prospect Lake Clean Water Center

**CASE NUMBER:** UDP-S23049

**REQUEST:** Site Plan Level II Review: Water Treatment Plant

**LOCATION:** 5900 Hawkins Road

**ZONING:** Commerce Center District (CC)

**LAND USE:** Employment Center

**CASE PLANNER:** Yvonne Redding

**Case Number: UDP-S23049**

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
7. Dimension accessibility requirements to site per FBC Accessibility Code.
8. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

**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. FBC 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://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

1. On December 31st, 2020 the 7th 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:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

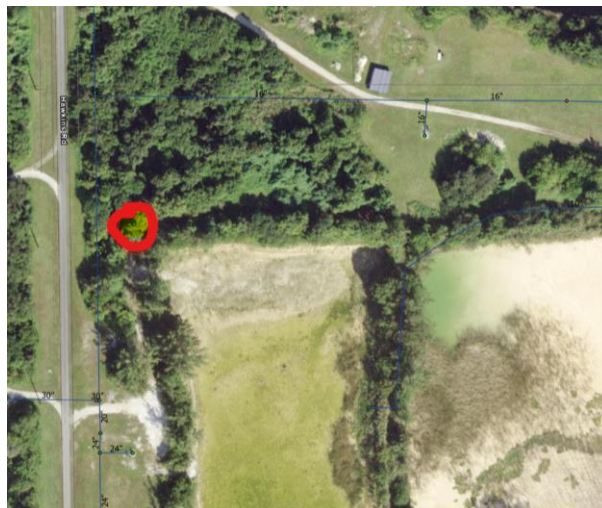
**General Guidelines Checklist is available upon request.**

Case Number: UDP-S23049

**CASE COMMENTS:**

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

1. The corresponding Right of Way Vacation applications UDP-V23006, UDP-C23007 and plat application UDP-P23004 shall be approved by the City Commission prior to Final DRC Sign-off.
2. Provide disposition of existing utilities on-site and within the adjacent right of way that may be 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). The following comments pertaining to city owned utilities impacted by the proposed development.
  - a. Water
    - i. Reestablish the Raw Water Loop configuration.
    - ii. Demonstrate how the proposed facility will be connected to a domestic water source. Any public water main extension within private property shall be on a 10-foot exclusive water easement.
  - b. Sewer
    - i. Please show sanitary sewer system to include point of connection and the location of the lift station as applicable.
  - c. Stormwater
    - i. Show location of existing 36" pipe and demonstrate it being center on the proposed 20-foot drainage easement.
  - d. Other
    - i. Provide disposition of existing monitoring well that appears to conflict with proposed development. See image below for location. Approval from Broward County Environmental Protection Department (EPD) and/or Florida Department of Environmental Protection (FDEP) may be necessary for removal and or relocation.





For Engineering General Advisory DRC Information, please visit our website at  
<https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



**Case Number: UDP-S23049**

**CASE COMMENTS:**

Please provide a response to the following.

1. Submitted plans do not provide and or are not fulfilling sections of 47-21 . Landscape and Tree Preservation Requirements.
  - a. Section 47-21.1. - Intent and purpose
  - b. Section 47-21.3. - General provisions and design standards.
  - c. Section 47-21.4. - Landscaping required.
  - d. Section 47-21.6. - Landscape plan required.
  - e. Section 47-21.7. - Soils.
  - f. Section 47-21.8. - Appropriate plant, sod, and tree selection, location, and arrangement.
  - g. Section 47-21.9. - Installation.
  - h. Section 47-21.10. - Irrigation.
  - i. Section 47-21.12. - Landscape requirements for vehicular use areas.
  - j. Section 47-21.13. - Landscape requirements for all zoned districts.
  - k. Section 47-21.15. - Tree preservation.

Below are additional comments pertaining to the tree preservation section.

- While the narrative indicates permit for tree removal will be obtain by the applicant. The Department would inquire as to saving large, desirable trees by effort of site design and or saving trees and palms by relocation. Arborist to investigate good candidates for relocation.
- Tree disposition sheet number LD-002 trees and palms without information as to health condition and mitigation.
- 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.
- 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. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations.

<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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.
2. When seeking to start work prior to development permits being issued, an Early approval from the Landscape Department requires an approved inspection for tree protection under the tree removal permit prior to sign off.

**Case Number: UDP-S23049**

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole if it is a solid door.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. An electronic access control system should be installed on specific entry/exit doors to prevent unauthorized access, as well as restrict access during non-operating hours.
4. It is recommended that exterior fencing and parking lot entrance gates be constructed of material that is of high security steel, anti-scale, with pickets, palisade style or similar and conforms to ASTM standards. The intruder-resistant fence should be at least 6.0 feet tall, and the bottom of the fence should be close enough to surface grade to prevent human access.
5. The facility should be pre-wired for an intrusion protection alarm system, to include but not limited to, motion sensors and door contacts on all entry exit doors.
6. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, hallways, and common areas. The exterior perimeter should be incorporated into the VSS installation. The system should be capable of retrieving an identifiable image of a person and video retention should be for a minimum of 30 days.
7. All Lighting at the facility should conform to IES standards and landscaping should follow CPTED guidelines. The exterior lighting should be operated on a Dusk to Dawn-Photocell.

**GENERAL COMMENTS**

It is highly recommended that the managing company arrange for private security during construction. Please submit responses in writing prior to DRC sign off.



**Case Number: UDP-S23049**

**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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. 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.
6. 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).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength 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.
11. 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.
12. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - ***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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.***
  - ***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:

Please provide specific details of solid waste and recycling collection per building.





**Case Number: UDP-S23049**

**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before *[fill in date]*, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. The site is designated Employment on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Be advised that the proposed plat for this parcel must be completed and recorded prior to submittal of a building permit. City cannot issue building permits for parcels that require plat approval and recordation. Understanding, the applicant will pursue to process the "Agreement For The Issuance Of Building Permits After Completed Plat Application For Essential Governmental Facilities" between the City and Broward County.
4. Provide documentation from the City Attorney's Office that the two 22-foot 6-inch, right-of-way (ROW) shown on the survey can be vacated by the plat as proposed or process the appropriate ROW vacation requests.
5. Typical parking space dimensions are 8 feet 8 inches, please revise the site plan accordingly.
6. Provide truck turning radius template, to ensure circulation is appropriate.
7. Provide a site plan sheet that **only** references the two structures and their setbacks, the Administration Building and the Nanofiltration Building and the associated parking and site circulation. In essence, remove the pumps, tanks, plant equipment areas, and canopies from the DRC Site plan sheet #20036124-CS-002.
8. 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.
  - a. 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.
9. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.





10. If a temporary construction is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
11. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
12. An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.

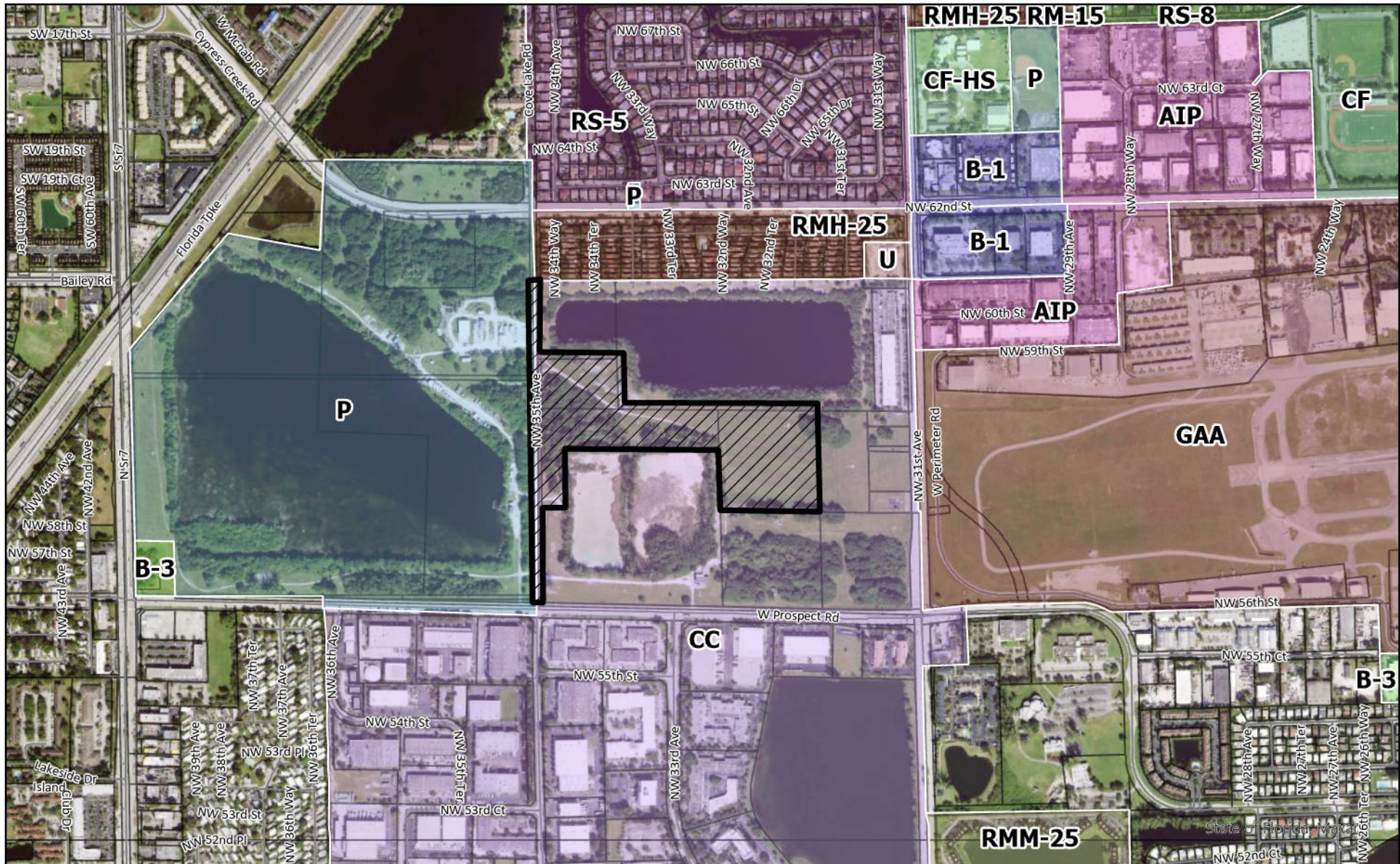
### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

1. Provide a written response to all DRC comments within 180 days.
2. 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.
3. Pursuant to the Unified Land Development Regulations (ULDR) Section 47-28, the proposed project requires allocation of residential flex units. Verify the availability of flex acreage. Contact Yvonne Redding, Urban Planner at [yredding@fortlauderdale.com](mailto:yredding@fortlauderdale.com) and include the flex unit request in the application project narrative and demonstrate that the use of flexibility units meets code criteria, supports and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.
4. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
5. 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.
6. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.





UDP-S23049 - 5900 HAWKINS RD.

