

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: 2006 Development, LLC / Oasis

Case #: 171-R-06

Date: November 28, 2006

Comments:

1. No comments.

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Division:	Building	Member:	John Heller 828-5255
Project Name:	2006 Development, LLC / Oasis	Case #:	171-R-06
Date:	November 28, 2006		

Comments:

1. PROVIDE CONSTRUCTION DEBRIS MITIGATION LETTER. COPY OF LETTER AVAILABLE ON FORT LAUDERDALE'S WEB SITE AT BUILDING SERVICE'S PAGE UNDER FORMS & APPLICATIONS.

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7. Any dewatering does require a review by Broward County Environmental Protection Dept. (EPD). A permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
8. The SFWMD requires a dewatering permit as well for activities that discharge offsite. Any planned activity that is going to require dewatering does need to be reviewed by SFWMD. In many cases, this could involve a short email to them that describes the activity. If no permit is required, they will let us know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
9. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Route certified calculations report with Paving & Drainage plans to engineering reviewer when requesting final DRC authorization.
10. The applicant is advised at this time to verify the means for the demolishing of the existing structures on this property, so that appropriate timely notice and coordination can be executed with the City, Public Services, and the utility companies to control the impacts from the demolition.
11. The proposed site plan does not meet the minimum stacking distance requirements (section 47-20.5 Fort Lauderdale code). Please review the requirements and revise the site plan accordingly.
12. Provide on the site plan a garbage truck turning radii for the City review. Indicate how this truck will circulate within the property.
13. The proposed site plan does not meet the dead-end parking area requirements (section 47-20.5) of the City of Fort Lauderdale. Please review the requirements and revise the site plan accordingly.
14. Provide back out turning movement for the end parking stalls located on the north and south sides of the parking lot for staff review.
15. Please provide the following signed and sealed drawings for engineering review:
 - Paving, Grading, and Drainage Plan
 - Paving, Grading, Drainage Details, and Typical Sections
 - Water and Sewer Plan
 - Water and Sewer Details
 - Signing & Marking Plan

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- General Notes and Specifications Plan
- 16. Please provide drainage calculations to support the site plan and engineering drawings. The calculations should depict how the minimum road crown, the perimeter berm, and the finish floor elevation are met. Include all of the flood maps, control wet season water table, rainfall events, ground storage, and flood routing to justify the design.
- 17. Provide Type “F” curbing and drainage improvements on the edge of pavement in the right of way for staff review.
- 18. Show all of the radii for the proposed islands and pavement areas.
- 19. Include the City of Fort Lauderdale water and sewer details.
- 20. Show fire truck turning radii for City review.
- 21. Provide directional arrows, stop bars, and signs on the pavement marking plan for staff review.
- 22. Check closely and show all sight triangles at intersections of drives, alleys, and streets to ensuring safety of pedestrians and drivers.
- 23. Provide all rights of way, easements, and property lines for staff review.
- 24. **Engineering staff will require one (1) to two (2) weeks for review of plans and drainage calculations that were not submitted to the development review committee.**
- 25. Please dimension all required street tree planting widths so that staff can determine if any concerns are warranted over future public sidewalk disruption, or if streets or utilities must be protected with root barriers or additional width requirements.
- 26. A street and pedestrian lighting plan may be required for adequate safety of motorists and pedestrians for the safe and efficient movement of both traffic and pedestrians. Such a plan would require utilization of the lighting guideline drawings drafted and maintained by the City Engineer’s office. Lighting may be required onsite, in the ROW, or both on and off site. It shall be authorized by the Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license

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agreement with the City and a disconnect which is accessible by public works staff in or very near the right of way.

27. Show all proposed utilities and stormwater drainage on the lighting and landscaping plans for potential conflict with the design.
28. Please indicate any existing and proposed street lighting (poles, junction boxes, disconnects, etc.), water, sewer, and storm water facilities on all landscaping plans so that staff can review for conflicts.
29. An engineering review and permit is required to place, remove, or relocate poles (lighting or electrical) within the City's, County's, or State's rights of way. Relocations or removals shall be evaluated for determination of who they belong to (FPL, City, or other entity), whether they can even be relocated, and an appropriate design plan shall be coordinated with Herbert E Stanley, Project Engineer and Tim Welch, P.E., Engineering Design Manager and the relocation design shall be submitted with the plans for final DRC approval.
30. The owner and contractor are directed not to initiate any work in the public right of way until securing the necessary engineering permits for the work.
31. Please provide Florida Department of Transportation (FDOT) standard indexes for roadway improvements and accessible ramps and routes. Include detectible warning (truncated domes) systems where sidewalks meet vehicular use areas.
32. All sidewalks shall connect to streets at intersections matching elevations and the engineer or architect shall evaluate drainage routing and ensure impacts on the intersection are appropriately mitigated with systems necessary to avoid standing water.
33. Broward County has an ordinance requiring Transit Oriented Concurrency. The developer is advised to determine the impacts to this development as applicable prior to requesting a building permit. Transit Oriented Concurrency measures will be implemented following submittal of the application for a permit from either the Broward County Land Development Division or the Broward County Environmental Protection Department. An authorizing stamp shall be affixed to plans submitted to City prior to City issuance of a building permit.
34. Please provide a photometric plan in accordance with Section 47-20.14 of the City's Code of Ordinances.
The standard procedures for obtaining a flow test result of a fire hydrant in the City of Fort Lauderdale are as follows:
 1. Determine where the developer will require service from the City main.

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2. Research the appropriate section water map at City Hall on the fourth floor see Jonathan Louis, Engineering Asst., 100 N. Andrews Avenue (ph. 828-4760), obtain a copy of the appropriate section map showing the water main to be tapped by the City for the fire sprinkler service.
3. Make two (2) 8.5" x 11 copies of the area showing the hydrant owner requires testing for and submit them with a check payable to City of Fort Lauderdale and three (3) copies of the completed utility service application, available at the following link:
http://www.fortlauderdale.gov/building_services/Fax%20Permitting/permits.htm
4. Be sure to indicate in the appropriate comments section your fax number or contact number indicating where you'd like the results sent, or who we should contact to work out any problems or complications.

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Division:	Fire	Member:	Keith Gair 828-5242
Project Name:	2006 Development, LLC / Oasis	Case #:	171-R-06
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Comments:

1. No comments.

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Division:	Info. Technology Services	Member:	Troy Bailey 828-5790
Project Name:	2006 Development, LLC / Oasis	Case #:	171-R-06
Date:	November 28, 2006		

Comments:

1. No apparent interference.

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Division: Parking and Fleet Services **Member:** Diana Alarcon
828-3793

Project Name: 2006 Development, LLC / Oasis **Case #:** 171-R-06

Date: November 28, 2006

Comments:

1. Any removal of meters prior, during or after construction that create lost meter and/or meter citation revenue will require mitigation with the Parking and Fleet Services Department prior to final DRC approval. This includes any meters removed when MOT is requested as well.
2. Contact Director of Parking and Fleet Services, John Hoelzle, at 954-828-3792 for meter mitigation.
3. Contact Karen Van Assche at 954-828-3764 to set up an appointment with Diana Alarcon for plan approval.
4. The City has the right to install meters on ROW.
5. Parking Plans for employee parking is required for all construction projects.

Recommendations:

1. 22 multi family units requiring 46.4 parking spaces. 46 spaces are provided, 2 of which could be guest spaces. This is inadequate for this project.
2. On street parking is not provided for on N.E 17th Ave. or on N.E. 17th Terrace.

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- a. Label all uses (i.e. foyer, lobby, etc.).
 - b. Remove all unnecessary dashed lines.
 - c. Indicate all proposed sidewalks and pedestrian paths with pattern or shading to stand out on site plan.
 - d. It is unclear on the site plan whether there are walls or openings at various locations around the parking garage. Provide note or detail to indicate where walls are proposed and where there is an opening.
 - e. In addition, there appears to be a vehicular/pedestrian conflict between the parking spaces and the entrances into the individual units within the garage. At meeting, discuss ways of providing unobstructed pedestrian path to individual unit entrances from parking spaces.
 - f. At meeting, discuss with Engineering Representative whether columns interfere with parking spaces and circulation.
 - g. At meeting, discuss with Engineering Representative whether the two street side parking spaces (6 and 41) have sufficient stacking distance from right-of-way.
6. Floor plans (sheets A2.1-A2.5 and A4.1-A4.5) should be oriented with north facing up, consistent with remaining plan sheets.
7. Comments regarding elevation drawings:
- a. Remove all dashed reference lines and stair outlines. Elevation drawings should represent the accurate view of the building from each direction.
 - b. At meeting, discuss openings to garage at ground floor level for north and south elevations. It is recommended that some type of structural screening be provided to shield vehicular lights from adjacent properties.
8. Comments regarding landscape plan:
- a. Show all utilities (both above and below ground) that would affect proposed plantings. Overhead lines (if any) should be buried underground.
 - b. At meeting, discuss the provision for sufficient landscaping at openings to parking garage to shield adjacent structures from vehicular lights.
9. Garage must comply with ULDR Sec. 47-13.20.C.2 and Sec. 47-20.14. All lighting and fixtures shall be shielded from external view and any direct source of lighting shall not be visible from any surrounding residential properties. Please note that the Certificate of Occupancy may be held if screening does not meet code.
10. Provide legible photometric plans for entire site (including inside and outside of parking garage). Include foot-candle readings to the property line and at residential property lines where applicable.

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11. Please contact the City's Bicycle and Pedestrian Coordinator (Adrienne Ehle, 954-828-5798), regarding the following comments. Note that you will also need to obtain her signature prior to routing plans to project planner for Pre-PZ and Final DRC sign-offs.
- a. Refer to Sec. 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. Accommodate safe pedestrian access along roads/driveways/alleys or other areas where vehicle access exists/is proposed.
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from/within vehicle parking areas and building entrances.
 - d. Provide pedestrian connections between garage openings and sidewalks.
 - e. Ensure pedestrian access ways exist between automobile parking spaces and unit entrances.
 - f. 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.
 - g. Send email to aehle@fortlauderdale.gov to request a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

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Division:	Recycling	Member:	Casey Eckels Recycling Program Manager Office Ph.: 954-828-5577 Office Fax: 954-828-5057 Email: Ceckels@fortlauderdale.gov
Project Name:	2006 Development, LLC / Oasis	Case #:	171-R-06
Date:	November 28, 2006		

Comments:

FOR RESIDENTIAL MULTIFAMILY UNITS OVER 3 UNITS

1. Waste (Garbage) and Waste Reduction (Recycling) arrangements will require contracts with solid waste providers who are licensed by the city to provide waste removal and recycling services. The City of Fort Lauderdale only provides these services for single family, duplex and triplex units; **if, however, units are individually water- metered, but clustered in groups larger than three units,** city service may be an option but must be approved by Solid Waste Dept.
2. Developers shall meet with the City Recycling Manager to review their plans for storing and managing recyclables for a future **on-site recycling program**. The goal of the Recycling Manager is to monitor compliance with the Ordinance, and to assist property owners in designing a program that cost-effectively minimizes waste and promotes recycling.
3. Property owners are required by City of Fort Lauderdale Ordinance C-95-36 to implement on-site recycling programs for resident's use. The high cost of garbage disposal in Broward County (one of the highest nationally) provides an incentive for property owners to arrange for recycling services.
4. The Recycling Manager can help insure that garbage and recycling plans complement each other and help owners realize significant disposal savings.

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Division:	Water Works 2011	Member:	Barbara Howell Contracts & Special Projects Administrator (954) 522-2604,ext 41
Project Name:	2006 Development, LLC / Oasis	Case #:	171-R-06
Date:	November 28, 2006		

Comments:

1. For your Information the City plans to upgrade the Water Mains on N.E. 17 Avenue and N.E. 17 Terrace between 2010 & 2011. If larger diameter service is needed prior to that time then the developer will need to upgrade the water main to a larger diameter pipe.

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Division:	Zoning	Member:	Donald Morris 828-5265
Project Name:	2006 Development, LLC / Oasis	Case #:	171-R-06
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Comments:

1. Show width of sidewalk on site plan.
2. Dumpster location shall comply with Sec. 47-19.4.F.4
3. Proposal shall comply with all ULDR requirements.