

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Airport	Member:	Alex Erskine 954-828-4966
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. No comments.

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Division:	Building	Member:	John Heller 828-5255
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 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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Division:	Engineering	Member:	Herbert Stanley 828-5048 Hstanley@fortlauderdale.gov
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. Provide a survey for the entire site for staff review.
2. Provide documentation from the Broward County Planning Council verifying that this site does not require platting.
3. This site is adjacent to a Broward County Trafficways (NE 6th Street). The developer needs to coordinate with the county to see if any additional Right of Ways needs to be acquired.
4. Any project, public or private, within the city limits that may potentially disturb 1.0 acre of land is required to have an erosion and runoff control plan approved by the City prior to beginning work.
5. The owner shall comply with the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b) per the Florida Department of Environmental Protection (FDEP) and the National Pollution Discharge Elimination System (NPDES) criteria. Notice is required for sites of one (1) acre or larger with the potential for discharges to surface waters of the State or separate municipal storm sewer systems. This code also applies to sites less than one (1) acre if they are developed as part of an overall development exceeding one (1) acre in area. Additional information on this subject can be found by visiting the state's website at www.dep.state.fl.us/water/stormwater.
6. The engineer and/or architect shall prepare an erosion and sediment control plan prior to site plan approval. Staff will review this plan for the drainage impacts to surrounding rights of way, stormwater facilities, and neighboring water bodies.
7. The property survey shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the survey and supplied prior to requesting final DRC authorization.

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8. Indicate all easements of record on the site plan.
9. Pursuant to Ordinance C-05-21 the developer shall pay for water and wastewater capital expansion fees at the rates identified in the ordinance for additional equivalent residential connections developed over and above any existing flows for this site (within twelve (12) months of application for a building permit). This fee is to be paid prior to issuance of the building permit.
10. 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.
11. 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).
12. 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.
13. 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.
14. Please number all parking spaces, for instance the first and last of each parking row for easier determination of the total number provided on the plans.
15. Please indicate how the parking stall count was derived. Also show where and how the vehicles will park on the site plan for staff review.
16. Provide on the site plan a garbage truck turning radii for the City review. Indicate how this truck will circulate within the property.
17. Please provide the following signed and sealed drawings for engineering review:
 - Paving, Grading, and Drainage Plan
 - Paving, Grading, Drainage Details, and Typical Sections

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- Water and Sewer Plan
 - Water and Sewer Details
 - Signing & Marking Plan
 - General Notes and Specifications Plan
18. 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.
19. Please provide cross section cuts and typical sections on all property lines. Indicate as to how the proposed grades will tie into the existing grades. Provide all of the slope data and dimensions for review.
20. Show how the proposed roof drains are to tie into the on site storm water drainage system.
21. Provide Type “F” curbing and drainage improvements on the edge of pavement in the right of way for staff review.
22. Show all of the radii for the proposed islands and pavement areas.
23. Provide an utility easement for all water and sewer utilities, so that the City has access in case of repairs.
24. Check closely and show all sight triangles at intersections of drives and streets to ensuring safety of pedestrians and drivers.
25. Provide all rights of way, easements, and property lines for staff review.
26. Provide an utility easement and meter vault for the 4” water lines as per the City of Fort Lauderdale detail.
27. **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.**
28. 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.

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29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. Provide an appropriate staging and storage plan. This plan shall indicate proposed fenced areas, material and equipment storage areas, construction parking plan, construction delivery truck routing, crane locations, provide multiple areas for multiple contractors (GC, Foundation, underground, franchise utility contractors), suitable dewatering, pumping, sedimentation and filtering systems for dewatering foundations, and plans for maintaining traffic during the phases to be constructed. Staff will only authorize plans for hearings or final DRC which appropriately address these parameters.
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:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. No comments.

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Division:	Info. Technology Services	Member:	Troy Bailey 828-5790
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. No apparent interference.

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Division:	Landscape	Member:	Dave Gennaro 954-828-5200
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. Use shade trees on the NE 6th St. and 17th Ave. frontages instead of the palms. Liveoaks would be an appropriate choice as there are no overhead utilities and there is sufficient pervious area.
2. Provide the calculations for the vehicular use area requirements, as they apply for this project.
3. Indicate requirements for irrigation, including the provision for a rain sensor.
4. Make sure trees in the sight triangle have at least 8' of clear trunk ht.
5. All Tree Preservation Ordinance requirements apply. Any trees or palms that would be considered good candidates for relocation should be relocated.
6. The existing overhead utility lines near the south property line need to be shown on the Landscape Plan. All tree and palm installation to be in accordance with F.P.L. guidelines "Plant the Right Tree in the Right Place".
7. Other comments may be made at meeting.

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

Project Name: Gregory Baum / Signature Falls **Case #:** 142-R-06

Date: December 12, 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. There are 16 multi-family town homes each with a single car garage and space for one additional vehicle in the drive out side of the garage. The site data table states that there is space, off-street for 16 additional vehicles but this space is not readily distinguishable in the layouts.

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Division:	Planning	Member:	Mike Ciesielski 828-5256
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

Request: Site Plan Level II/ New construction of sixteen (16) residential units (townhouses)/ RC-15.

1. This proposal is for sixteen (16) townhouse units. Pursuant to Sec. 47-24.1. Table I.14., proposed residential developments consisting of five (5) or more units require a Site Plan Level II (DRC) review and approval.
2. The “site survey” provided does not meet the application requirements for development permits as written in Sec. 47-24.1.F.3. “Survey of the subject property”. Discuss with applicant and Engineering representative.
3. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse). Since this property is in the RC-15 zoning district, it must also comply with the additional provisions for entrance and fence requirements as stated in Sec. 47-18.33.B.5.d. 6.and 9.
4. Please revise your point-by-point narrative that outlined compliance with the provisions of Sec. 47-18.33 (Townhouse) so that it includes all sixteen (16) units. Make sure that you this narrative includes specific calculations for *Entrance requirements* (B.6.) for **each** unit, i.e. the size of each unit’s landing, and verify that there are no landings on the plane that are within eight (8) linear feet of one another, *Fence Requirements* (B.9.), that at least 75 % of all fencing along the front yard abutting a right-of-way is comprised of non-opaque materials, and *Group Limit* (B.3.) [see comment # 5) Include these calculations either on your site plan or on your floor plans.
5. As previously requested, you have provided calculations on the site plan which verify that the proposed development comports with Sec. 47-18.33.B.3., i.e. that at least 25 % of the townhouse group’s front façade is setback an additional 5’ from the rest of the front façade. Please include these calculations in your narrative, i.e. *Group Limit*, Sec. 47-18.33.B.3. (see comment # 4)

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6. Verify that copy of plat is the most current recorded plat (including notes) for the proposed site. Provide documentation verifying that the site does not require platting, i.e. verification letter from the Broward County Planning Council.
7. Correct the Land Use Designation in the Site Plan Data Table.
8. It appears that the required parking calculations as provided in the Site Plan Data Table are incorrect. Please review Table1 in Sec. 47-20 and note that parking calculations for townhouses without a 2 car garage (in this case Units “B” and “C”) should be 2 per unit + 0.25/ dwelling unit guest parking. Please revise.
9. Please revise your previously submitted narrative on *Adequacy Requirements*, Sec. 47-25.2., and amplify on the trash management section by expanding on trash management plans, clarify where the garbage containers will be located, how often will pickup be, etc. Make sure to attach a copy of this adequacy narrative to each set of plans when you submit for Final DRC sign-off. With respect to your drawings, p. A2 shows a “typical unit” with trash receptacles and recycle bins stored inside a 2 car garage. How will these receptacles fit inside a 1-car garage (see Units “B” and “C”). Provide drawing.
10. Provide dimensions (widths) of garages on both elevations [see elevations for Units “A-D”] as well as floor plans. Verify minimum garage widths with Zoning representative.
11. Pursuant to Sec. 47-2.2 .Q.1., show on the site plan the ten (10’) foot site triangles from the intersection point of the edge of the driveway and curb/street pavement.
12. Revise the site plan to 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 FP&L indicating such.
13. Confirm with Zoning representative that the overhang that extends from Unit “P” into the side setback (see p. A 17) is permissible under Sec. 47-19.2.B.
14. Provisions satisfactory to the City Attorney shall be made for a recordable easement
 - i. over the driveway for all public utilities and for use by owners within the group, and
 - ii. along the front and rear property lines of the group for use by owners of the group.
15. All construction activity must comply with Sec 47-24.11, Construction sites.

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16. Confirm that any and all mechanical rooftop equipment will be screened in accordance with Sec. 47-19.2.Z.
17. Discuss proposed locations of FP&L transformer in front yard along NE 6th Street.
18. Discuss adding fenestration or architectural detail to west elevation of four (4) unit building (Unit “H”- see. pp. A-16).
19. Signage is not part of this approval and will require separate permit.
20. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300’) of the development site and advise them of this proposal. A map and listing of all neighborhood associations are listed on the City’s website. Prior to obtaining Pre P&Z or Final DRC sign-off, the applicant shall provide documentation from the neighborhood(s) confirming that this proposal was presented.
21. Provide shade trees along NE 6th Street and NE 17th Avenue.
22. Please contact Adrienne Elle (954-828-5798) regarding the following Pedestrian and Bicycle comments. Note that you will also need to obtain her signature prior to routing plans to the 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. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
 - c. Per Sec. 47-18.33.B.10. Provide sidewalk connecting each principal entrance to the public sidewalk.
 - d. Provide minimum 5' sidewalk clear of obstructions.
 - e. Although site plan includes private garages (preferable for overnight or long-term bicycle storage), it is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. 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.
 - f. 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.
23. Included in these comments are requests for additional information that will further depict and explain the project. This information must be submitted before staff can

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complete its review of the application. Merely submitting the requested information does not indicate compliance with the City's ULDR. Additional staff comments will be forthcoming after this additional information has been provided by the applicant.

24. Comments must be responded to within 180 days or additional DRC review (and fee) may be required.

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Division:	Police	Member:	Detective Nate Jackson 828-6422
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. Security issues have been addressed and attached in the plans.
2. The City has experienced and increases in construction site burglaries, which is believed to be due to the rapid growth and development of the construction industry. We recommend that extra caution and care is taken to protection material and equipment while at the site.

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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:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 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:	Zoning	Member:	Donald Morris 828-5265
Project Name:	Gregory Baum / Signature Falls	Case #:	142-R-06
Date:	December 12, 2006		

Comments:

1. Two of the units have one-car garages. As such, these units are calculated at 2.25 spaces. As a result, the required parking is 33 spaces.
2. Verify that the garages can accommodate the trash receptacles and the vehicles.
3. The proposed sign shall comply with 47-22 of the ULDR. The sign shall be reviewed and approved under a separate permit.
4. Indicate how grade was calculated.
5. Proposal shall comply with all ULDR requirements.