



Case Number: R18013

CASE COMMENTS:

Please provide a response to the following:

1. Provide a statement on submittal plans identifying Occupancy Group per FBC(2017) Chapter 3.
2. Provide Construction Type per FBC(2017) chapter 6.
3. Sheet A2 provides for 18 parking spaces. Provide location on Site Plan. At minimum one ADA parking space when 1-25 parking spaces in the common area.

GENERAL COMMENTS

The following comments are for informational purposes:

1. Permit Applications [F.B.C. 2017-105.3.1.4], Detailed valuation [F.B.C. 2017-109.3]
2. Signed and sealed plans [F.B.C. 2017-107.3.4.0.4] Non SFR over \$15,000[F.B.C.2017-107.3.4.0.1] Work on S.F.R. over \$30,000 [F.B.C.2017-107.3.4.0.3]
3. Site plan Details [F.B.C.2017-107.3.5A(1)] setbacks. N. ____, E. ____, S.____, W.____
4. Finished Floor. _____, Flood Zone. _____. Flood vents hazard details [F.B.C.2017-107.3.5A(8)n]
5. Geotechnical Report with recommendations [F.B.C. 2017-107.3.5A.(8)a] or Positive soil statement
6. Broward County Environ. Review Certificate, All additions or new Construction. [F.B.C.105.2.3.4]
7. Special Inspector form completed [F.B.C.2017-110.10.1-2]
8. Special Inspector Plan [F.B.C.2017-107.3.4.3.3] Threshold Bldg.[F.B.C.2017-107.3.5A(8)l]
9. R3 or R2 Townhomes HVHZ design calculations, [F.B.C.2017-107.3.5.2]
10. Building structural calculations [F.B.C.2017-107.3.5A(8)f (if required)]
11. Plans insufficient MEPS, Details [F.B.C. 2017-107.3.5.1]Shop Drwgs. [F.B.C.2017-107.3.5.2]
12. Area breakdown: AC , garage, covered porch, balconies, [F.B.C.2017-107.3.5.1] Per floor_____x____
A/C _____ Total Area Under Roof_____ Building Footprint_____ Roof_____
13. Product approvals accepted by designer of record: windows, doors, roof, garage doors, Etc.
[F.B.C.2017-107.3.5.4]
14. Occ. Classification, Min. Type construction, Code submitted to: [F.B.C.2017-107.3.5A(2) and(3)]
Ex. Occ. Class R3, Type VB FBC 2017 Fifth Edition
15. Floor plan dimensioned including window door schedule and attic access [F.B.C.2017-107.3.5.1]
16. Fire required draft stopping, opening protection, fire rated wall details [F.B.C.107.3.5A(4)]
17. Occupancy Load and Egress requirements [F.B.C.2017-107.3.5A(7)] Occupancy Load_____
18. Bedroom Light and Ventilation Requirements (F.B.C.2017-107.3.5A(11))
19. Accessibility requirements: Ex. Res. (1) 29" Clear toilet Rm. Door [F.B.C.2017-107.3.5A(10)]
20. Attic ventilation calculations or Icynene [F.B.C.2017-107.3.5D(3)]Flame Spread Max 25 Icynene
21. Building Elevations showing beam and overall roof Ht. Roof drains, [F.B.C.2017-107.3.5]
22. Guards, handrails, stair detail., landings outswing doors, buck attachments [F.B.C. 2017-107.3.5.1]
23. Chapter 16 Main frame wind requirement criteria: Ex. ASCE 7-10 Etc. [F.B.C.2017-107.3.5.A(8)c.d.e)]
24. Structural plan Req.: foundation, wall, tiebeam, roof schedules [F.B.C.107.3.5A(8)j.k.]
25. Roof framing: truss anchors and uplifts including permanent bracing [F.B.C.107.3.5A(8)k]
26. Worst case wind loads PSF (Pos.+ Neg.-) for window and door openings [F.B.C. 107.3.5A(8)c]
27. Gable End detail / beam elevation changes /rake beam details[F.B.C.2017-107.3.5.2]



28. Structural elements Spec.'s (wood, steel, etc.), schedule, sufficient details[F.B.C.2017-107.3.5.2]
29. Safety: Examples- pool barriers [F.B.C.2017-107.3.5A(13)], smoke/C.M. detectors [F.A.C.R314, 315], elevators (3" floor-5" max hoistway gate) inside door [ASME, ANSI A 17.1] Buildings more than 3 stories- Elevator car to accommodate ambulance stretcher [F.B.C.2017-3002.4.]Smoke Evac., Alarms
30. All fenestration and insulated areas to comply with F.B.C. Energy Conservation 2017 R402.4.1.1



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RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 20' corner chord permanent Right-of-Way Easement dedication on northwest corner of SW 4th Street & SW 10th Avenue intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit.
- b. Permanent Sidewalk Easement dedication as appropriate along north side of SW 4th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show linework in the plans and on easement exhibit.
- c. Permanent Sidewalk Easement dedication as appropriate along west side of SW 10th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show linework in the plans and on easement exhibit.
- d. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access).

CASE COMMENTS:

A. Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments in Section A (additional comments may be required based on subsequent plan revisions):

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. Please contact Rohan Punit at 954-828-5859 or rpunit@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or breestro@fortlauderdale.gov with the Transportation & Mobility (TAM) Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer; the BCPC may be contacted at (954) 357-6695.
3. Provide a 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.

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property



lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

Please be advised that the boundary survey provided is not based on Standard Title Commitment or Opinion of Title; confirm if existing power poles/down guys located near property boundaries are missing on survey.

4. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
5. Proposed structures (i.e. Courtyard Wall, water service infrastructure) shall not be constructed within proposed 20' corner chord dedication on northwest corner of SW 4th Street & SW 10th Avenue intersection.
6. Provide disposition of existing perimeter fence that encroaches onto adjacent private property, along portion of west property boundary (per Survey).
7. Provide disposition of existing down guys located along adjacent public Right-of-Way that may encroach within the proposed development, including possible conflict with required vertical clearance above public access sidewalks.
8. Property is described as a townhouse development however no property lines are depicted on the Site Plan. Revise Site Plan to show proposed property lines for each townhome unit. Proper easements also need to be shown for appropriate cross-access and utilities to ensure full access and maintenance of utilities in the future. Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent Common Areas.
 - a. The Property / lot lines shall be shown on the DRC Site Plan prior to Final DRC sign off, and shall be recorded prior to Building Permit application is submitted.
 - b. The Easements shall be shown on the Civil Engineering plans prior to Final DRC sign-off, and shall be recorded prior to request for the Certificate of Occupancy.
9. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along SW 4th Street, 15' Alley & SW 10th Avenue; also show proposed Right-of-Way Easement (including corner chord) and Sidewalk Easement boundaries as applicable for this project.
10. 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](#); confirm if proposed Courtyard Wall located near northeast and southeast corners of proposed development violate this criteria.
11. Delete or shift proposed on-street parallel parking spaces adjacent to the proposed development along SW 4th Street, 15' Alley & SW 10th Avenue that may encroach into the 25' street-street and 15' street-alley corner sight triangles (measured from intersection point of extended property lines). Otherwise, the request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis, shall comply with engineering standards and shall take into



consideration neighborhood characteristics such as the location of schools, parks and other community facilities, pedestrian facilities such as adequate sidewalks, street characteristics such as pavement width, width of border (right-of-way line to curb), the curvature of the street, speed limits, and other similar elements.

12. Sheets A-11 & A-12 (Building Elevations): Show and label existing Right-of-Way, proposed Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Please be advised that public access sidewalk located along adjacent SW 4th Street & SW 10th Avenue should match corresponding Site Plan, with respect to Right-of-Way boundaries.
13. Coordinate minimum required radius with TAM to limit excess pavement and reconstruct existing corner radius at northwest corner of SW 4th Street & SW 10th Avenue intersection, adjacent to the proposed development.
14. Per ULDR Section 47-20.11.A, on-street parallel parking stalls should typically be 24' length; also provide 8'-8" (min.) width on-street parallel parking stalls adjacent to 11' (min.) travel lanes, and end stalls 22' (min.) length adjacent to 45 degree curb tapers.
15. Since existing City streets in vicinity of proposed development predominantly have roadside swales, only provide curb & gutter (i.e. 'Type F') within SW 10th Avenue Right-of-Way areas adjacent to proposed on-street parallel parking stalls (i.e. along front of sidewalk edges and along parking stall end tapers as appropriate). Coordinate SW 10th Avenue on-street parking with TAM.
16. Coordinate with TAM whether proposed 'guest' on-street parallel parking stalls along SW 10th Avenue (i.e. located within City Right-of-Way) are allowed to be counted towards on-site parking requirements for proposed development; otherwise, the proposed development is under-parked.
17. Show and label on Site Plan clear sidewalk width (coordinate with TAM) for public pedestrian access along development side of SW 4th Street and SW 10th Avenue, to be located within City Right-of-Way, Right-of-Way Easements, and/or Sidewalk Easements as appropriate; coordinate required sidewalk width with TAM, and align back of sidewalk with Right-of-Way, Right-of-Way Easement, and/or Sidewalk Easement boundary as appropriate.
18. Continue concrete sidewalk across SW 4th Street driveway access point; design SW 4th Street 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. Please be advised that portion of proposed driveway flare that extends beyond property boundary frontage (i.e. along SW 4th Street) shall be included in the Maintenance Agreement Area Exhibit.
19. Per ULDR Section 47-20.5.C.6, show and label on Site Plan the minimum vehicle stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated within the stacking area (as measured from the City's street or alley Right-of-Way boundary) so that vehicles do not block parking stalls, parking aisles or driveways of off-street parking facilities; coordinate with parking garage gate access if appropriate, and delete or shift parking stalls in conflict with vehicle stacking requirement.
20. Review potential to provide narrower 18' driveways at two-way ingress/egress points to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. If wider driveways are required for functionality of proposed development:
 - a. Provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing the site.



21. Verify and discuss ADA accessibility design for sidewalk improvements along SW 4th Street and SW 10th Avenue, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate.
22. Clarify design intent of site grading in the vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
23. Provide the storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Any site that goes through DRC must store at least the 25-year 3-day event on-site with NO EXCEPTIONS, if proposed drainage design is not intended to meet or exceed the pre-existing site condition. 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.
24. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along SW 4th Street, 15' Alley & SW 10th Avenue:
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov. Please be advised that 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.'
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or robertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Please be advised that Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, email plan@fortlauderdale.gov.
 - e. Provide flow test results; submit the application to Water Billing Division, available online at the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=22765>.
 - f. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
25. 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.
26. Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Protection Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
27. Applicant is strongly encouraged to prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the



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CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 903.2.11.3.1 of the FBC for fire sprinklers.
2. Fire hydrant location must be with-in 100 feet of FDC.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.



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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, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation.
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nod=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
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.
3. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
4. 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 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.
5. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
6. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
7. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13.A&B. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum.
8. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
9. 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)
10. For specimen 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.
 11. Provide mitigation calculations for tree proposed to be removed.
 12. Provide, in tabular format, all required versus provided landscape calculations.
 13. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
 14. Reduce driveway widths to 18 feet at entry.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

15. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
16. 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.
17. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



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CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Garage doors should be impact resistant.
4. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off track.
5. All glazing should be impact resistant.
6. Units should be pre-wired for an alarm system.
7. Lighting and landscaping 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.



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CASE COMMENTS:

The City GIS shows stormwater is managed by grassed swales adjacent to the proposed development as shown in the map provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall address these comments:

Proposed street drainage shall be designed in accordance to City's flood protection criteria per City Comprehensive plan section 4.1 to manage the runoff from City street and improved alleyways adjacent to this site.

Prior to Issuance of Building Permit, the applicant shall address these comments:

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
 - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
 - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
 - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.



- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
 - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
 - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
 - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
 - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
 - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

Dewatering Notes

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season



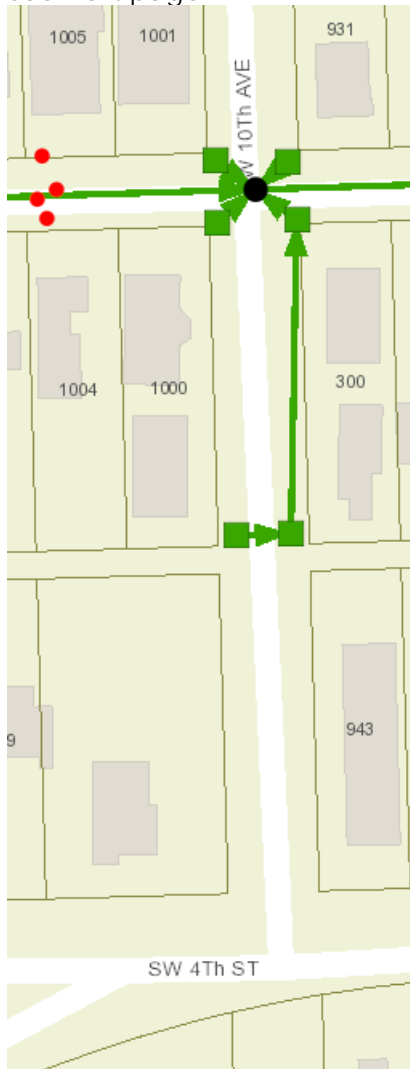
ground water levels can be accessed through the following link:

<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>

- b) 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.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.

Existing Stormwater Asset Map possibly affected by the Proposed Development

See Next page





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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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. Containers must be stored in garages on non-collection days.
7. 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).
8. 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.



Case Number: R18013

CASE COMMENTS:

1. On-street parking does not count towards parking requirements. On-street spaces are considered public parking and cannot be allocated to a specific use.
2. The city reserves the right to meter on-street parking spaces at any time.
3. Please shrink the driveway width to 20 feet.
4. How will the existing inlet/drainage structure be affected by the proposed ramp?
5. Consider using the alley way as your driveway access point.
6. Please show all sidewalk dimensions on the site plan, including all pinch points on the site.
7. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. Consult the APBP Bicycle Parking Guidelines 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.
8. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
9. 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.
10. Additional comments may be provided upon further review.
11. 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: R18013

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website: (<http://www.fortlauderdale.gov/neighbors/civic-associations>)).
2. The site is designated Medium-High Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
3. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division, tturner@broward.org or 954-357-6623, to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
4. Cover should be first sheet in set, not last.
5. For final DRC, submit digital plans set as one .pdf document, not one sheet per .pdf document.
6. Provide the following changes on elevations:
 - a. Redesign building such that north side setback slope is not encroached upon;
 - b. Building mass should step down at ends to meet the surrounding prevailing height;
 - c. Address the overall height to reduce the massing and impact to the surrounding structures which are primarily one-story in height, by stepping back the façade through articulation and variation in roof line;
 - d. As per comment b, further articulate the south elevation to read as a front façade and to complement the other structures along SW 4th Street whose primary frontage is SW 4th Street; and,
 - e. Setback on 4th Street should align with the residential structures to the west which are setback at 25'-0".
7. Provide the following changes on site plan:
 - a. To lessen the impact of paving to the right-of-way, reduce width of entry drives to 18 feet; and,
 - b. As per the Unified Land Development Regulations (ULDR), Section 47-18.33b.3, and complimentary to comments 6.b and 6.d above, a minimum of twenty-five percent of the townhouse group's front facade shall be set back an additional five feet from the rest of the front facade.
8. 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. To ensure proposed trees can be planted as shown on plans, perform underground utility verification and provide confirmation of no obstruction prior to final Development Review Committee (DRC) approval.
9. In order to most effectively animate the pedestrian environment, ensure windows are of clearest glass allowed by Florida Building Code.



10. Pursuant to ULDR, Section 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of any proposed signage (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed colors and materials.
11. 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.
12. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - b. In order to facilitate mobility and patronage provide bicycle parking in visible, well-lit area(s) as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - c. Send email to brestrepo@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
13. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
14. Pursuant to the ULDR, Section 47-25.2.P, this site is located in an area that the City has identified as an archeological site. The applicant is required to contract with an archeologist to provide a Phase I (reconnaissance level) archeological survey that will include a shovel test and soil boring that includes samples from throughout the project site. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted prior to appearing before the Planning and Zoning Board or final DRC approval (if PZB is not required) to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.
15. The proposed development is located in the Sailboat Bend Historic District. Pursuant to the Unified Land Development Regulations ("ULDR"), Section 47-24.11, Historic designation of landmarks, landmark site or buildings and certificate of appropriateness, all new construction within a designated historic district must first obtain a Certificate of Appropriateness. The applicant shall submit a Certificate of Appropriateness application along with all required documentation listed within the application form to the Historic Preservation Board Liaison to schedule on the next available agenda. This application shall



be made to the HPB prior to the scheduling of further board/commission meetings. For further information, contact Trisha Logan, Planner III, at 954-828-7101 or at tlogan@fortlauderdale.gov.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

16. All construction activity must comply with Sec. 24-11, Construction sites. Contact John Travers, Chief Building Inspector, at 828-5913 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 DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
18. Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

19. 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 location receives approval from the Building Services Division's DRC Representative.



R18013

