



Case Number: R18018

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. 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).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen 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.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - 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.
 - 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. Coordinate with Parks and Recreation disposal of materials from public street containers.



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1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Provide a minimum 10 foot wide obstruction free promenade along the intercostal.
3. Show water taxi stops.
4. Show right of way lines on the site plan.
5. Provide pedestrian lighting along sidewalks.
6. Show loading/unloading areas, loading/unloading must not be with in public right of way.
7. Enhance pedestrian crossings at the Birch Rd & Cortez St intersection. Examples: roundabout, raised intersection etc.
8. Provide a crosswalk at the intersection between this site and the proposed city parking garage to the south.
9. Continue concrete sidewalk through the driveways.
10. Please provide roadway cross sections.
11. Is the proposed parking lot on the north east side of this site needed? Consider removing the proposed parking lot and convert in to a public space.
12. Will there be a sidewalk between the proposed building and the travel lanes between this site and the proposed city parking garage?
13. The city has the right to meter any proposed on street parallel parking spaces with in the public right of way.
14. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point.
15. 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.



16. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
17. Bicycle parking is needed, 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.
18. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
19. 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.
20. Additional comments may be provided upon further review.
21. 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.



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Please provide a response to the following:

1. This application is subject to the Public Participation requirements of Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

2. The site is designated CENTRAL BEACH REGIONAL ACTIVITY CENTER on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. The City monitors and tracks development entitlements in the Beach Regional Activity Center based on available residential units and vehicular trips. Provide the net number of vehicular trips the project is expected to generate.
3. Please be advised that development applications in the Central Beach Regional Activity Center are subject to vehicular trip availability at the time of DRC approval, and remaining available trips will be allocated at the time of site plan approval on a first come, first served basis. Applicant shall confirm the status of the availability of trips during the DRC approval process.
4. 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.
5. The proposed project requires review and recommendation by the PZB and review and approval by the City Commission (CC). Separate submittals are required for PZB and CC review. The applicant is responsible for all public notice requirements (ULDR, Section 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a CC meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
6. Address ULDR Section 47-12.5, Central Beach District Requirements and Limitations, in narratives and attach all narratives to PZB and CC plan sets.



7. In order to calm traffic and provide a more welcoming pedestrian approach to the proposed fine-dining restaurant and the marina from the northeast, consider the following changes on site plan:
 - a. configure restaurant parking area entrance at a right angle from Birch Road; shift parking entrance southwestward so that it is offset from the intersection with Cortez Street and thereby reduces the wide expanse of asphalt created by the four-way intersection currently proposed;
 - b. crosswalk at parking entrance of stamped asphalt.
8. In order to provide greater visual connections between east-west drive, waterside walkway, marina and parking garage, consider a break or breezeway in the retail building.
9. Insure that a minimum 5-foot-wide unobstructed path is provided on waterside walkway.
10. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Per ULDR Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b. Per ULDR Section 47-12.6.D.1.b, Indicate all walkways (ingress/egress plan) that will be used for pedestrian access to the proposed development and indicate the number of pedestrian trips that are anticipated for each point of ingress and egress.
 - c. Per ULDR Section 47-12.6.D.1.g, Provide plan showing the location of all pedestrian walks, malls, yards and open spaces.
 - d. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - e. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, particular to/from public sidewalks, vehicle parking areas and building 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. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/> and send email to brestrepo@fortlauderdale.gov for information on bicycle parking standards; and,
 - g. Consider providing a B-cycle bike-sharing station in parking garage as an amenity for marina users.
11. Provide an eye-level perspective rendering looking westward down east-west drive to casual-dining restaurant. Perspective(s) should clearly indicate how the proposed development will be perceived from pedestrian level as viewed along the public realm, include building details, outdoor seating and proposed landscaping.
12. Provide a color-rendered pedestrian circulation plan, clearly indicating public access areas
13. Provide roof plan for all structures indicating the location of all mechanical equipment and any pole lights. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Consider use of the roof as an accessible amenity



14. The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
15. Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final Development Review Committee (DRC) sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
16. Pursuant to the ULDR, Section 47-25.2.P, this site is located in an area that the City has identified as an archaeologically significant zone. The applicant is required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist 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.
17. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the PZB.
18. The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, require developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Neomi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

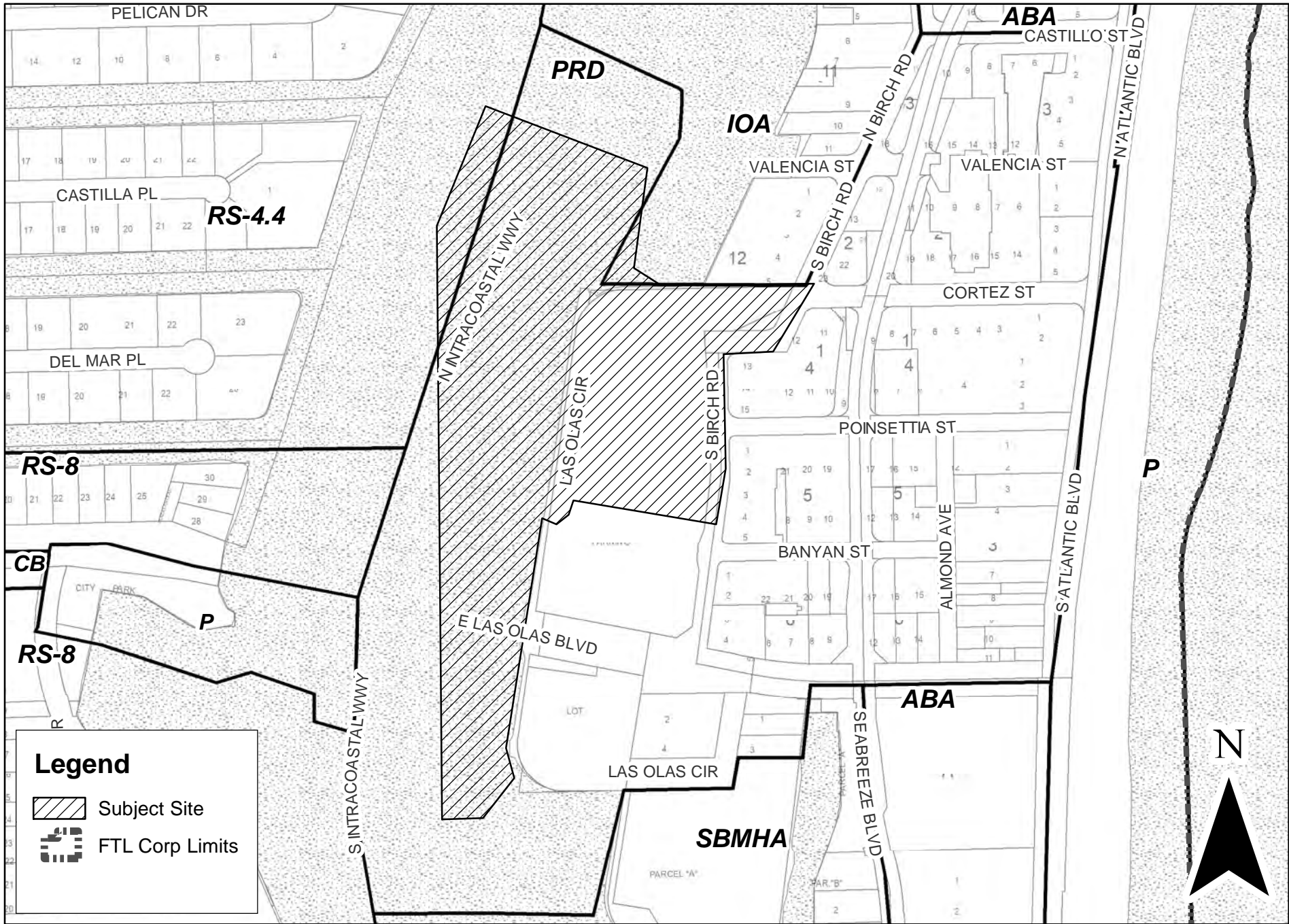
GENERAL COMMENTS

The following comments are for informational purposes.

19. If a temporary construction trailer 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.



20. Provide staging and storage plan that indicates proposed fenced areas, material and equipment storage areas, construction parking plan, construction delivery truck routing, and crane locations. This plan shall also show multiple areas for various contractors (general, foundation, underground, franchise utilities, etc.), dewatering, pumping, sedimentation and filtering systems for dewatering foundations, and plans for maintaining traffic during the phases of construction (to be completed prior to permit approval).
21. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Randall Robinson by calling 954-828-5265 or via email at RRobinson@fortlauderdale.gov to review project revisions and/or to obtain a signature routing stamp.



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