



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 27, 2018

APPLICANT: Broward County Board of County Commissioners

PROJECT NAME: Seven on Seventh

CASE NUMBER: R18078

REQUEST: Site Plan Level II Review: 72 Multifamily Residential Units with Additional Height to 90 Feet Utilizing NWRAC Affordable Housing Performance Standards in Northwest

LOCATION: 920 NW 7th Avenue

ZONING: Northwest Regional Activity Center - Mixed Use east (NWRAC-MUe)

LAND USE: Northwest Regional Activity Center (NW-RAC)

CASE PLANNER: Adam Schnell



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

- 1) Provide the FBC Building Type designation on the plans.
- 2) Provide plans for a compliant Sprinkler system for the project.
- 3) Designate required window openings for the residential.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at:

a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

Comments may be forthcoming.



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

Comments may be forthcoming.



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

1. Consider CCTV use at all entrance/exit points of the buildings including parking garage, all lobby areas, all stairwells, all elevators including service elevators, strategically placed throughout parking garage, storage rooms, maintenance rooms, loading dock areas, and common areas. CCTV should be monitored and recorded to a remote location.
2. Easily identifiable and accessible emergency communication devices should be placed throughout the parking garage.
3. Light reflection type paint should be considered to increase ability to observe movement in the garage.
4. Will there be any access control into the garage?
5. The residential lobby should be access controlled and provide a video call box for visitors.
6. Elevators should be access controlled if lobby is not locked.
7. The use of electronic access should be considered for all entrance doors/points.
8. Clear and concise signage should be placed throughout site not only for directional purposes but to delineate restricted/private areas from common areas.
9. All stairwells should egress only first floor.
10. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

Please consider the following prior to submittal for Building Permit:



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. **Civil plans shall be revised to show the City's stormwater inlet ID #s as identified 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 respond to the following comments:

No civil plans found in DRC submittal to make a full review. Please submit civil plans. The following standard comments may apply:

1. Please email CRBARRETT@FORTLAUDEDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
2. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way (ROW) or City drainage easements. Please remove any proposed stormwater systems, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
3. The edge of any City's existing stormwater assets (pipes, exfiltration trenches, structures, or other) shall be at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations.
4. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.
5. Proposed C&G or other surface features in City ROW handling stormwater runoff & connecting to adjacent City's Drainage surface assets (such as other curbs, swales, etc.) shall be shown with sufficient grade elevations and transitions details on civil plans to demonstrate that the proposed roadway improvements are not creating drainage puddles in City's roadways.

Prior to Issuance of Building Permit, the applicant shall address the following 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 (Applicable if dewatering to City stormwater assets)

- 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 (Applicable to most site developments)

- 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)
2. 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 from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

Dewatering Notes (Applicable if dewatering activities are anticipated)

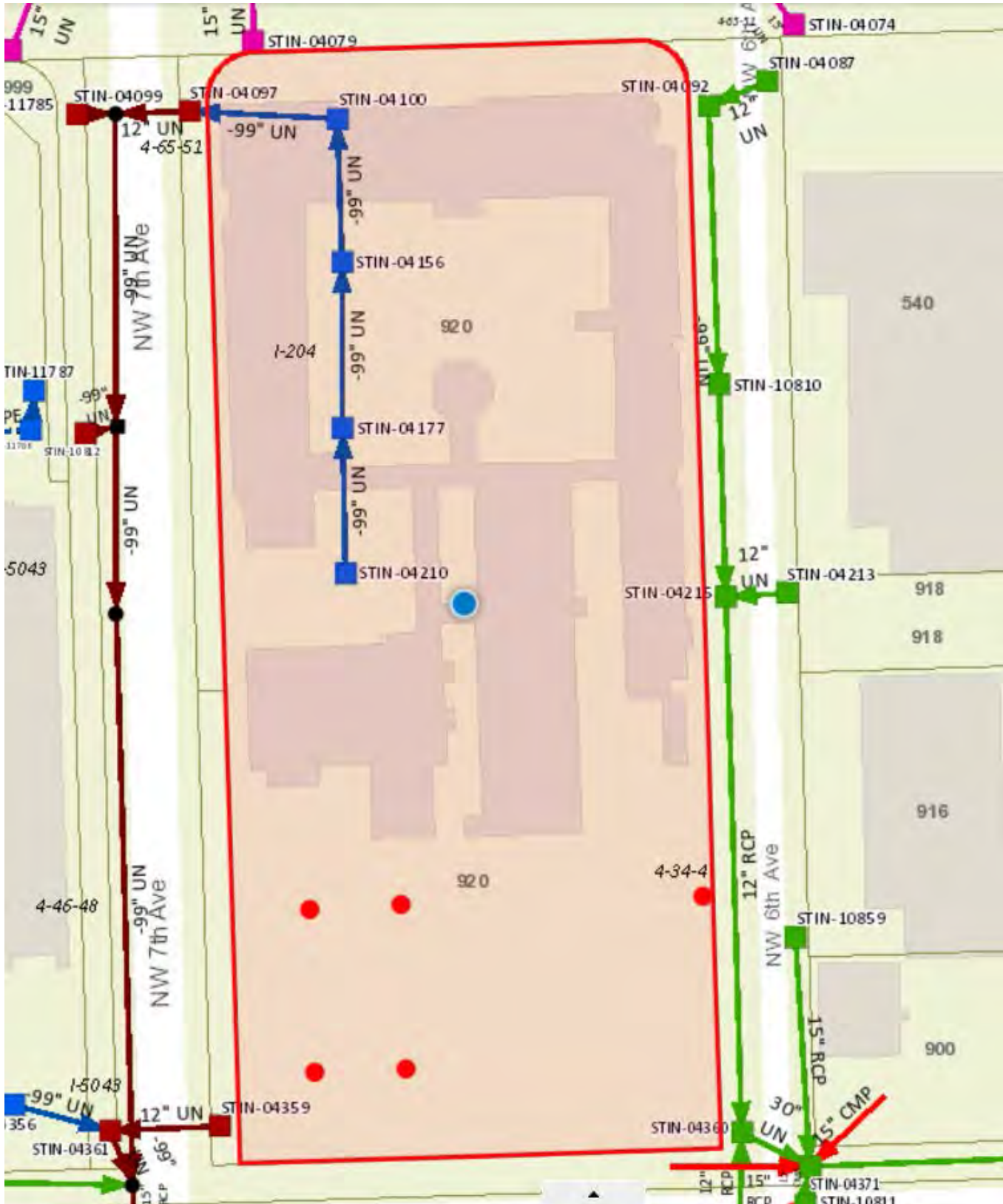
- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water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

GENERAL COMMENTS

1. Please prepare and submit a separate utility demolition plan for review of impact to existing City's stormwater systems.



Existing Stormwater Asset Map possibly affected by the Proposed Development





Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

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.
 - 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. Draw containers on the plans



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

Comments may be forthcoming.



Prior to final DRC sign-off, all applicable Unified Land Development Regulations requirements must be satisfied.

Case Number: R18078

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated North West 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.
- 3) Verify that the copy of plat provided with the application is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 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) Per Section 47-13.52.- NWRAC-MU Special Regulations, " Any development requesting additional height pursuant to Section 47.13.52.B, shall include at least ten percent (10%) of all units in a development as affordable housing" and provide all associated documentation as outlined within Section 47-13.52., prior to final DRC signoff.
- 6) Final DRC signoff cannot be attained until the proposed project submits all plans and surveys required by each applicable discipline. Moreover, plans shall adhere to the NW-RAC Illustration of Design Standards.

GENERAL COMMENTS

- 7) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.
- 8) Please note any proposed signs will require a separate permit application.
- 9) If a temporary construction/sales 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.



- 10) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.

- 11) 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 (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.

**City Of Fort Lauderdale
Design Review Team (DRT)
Northwest Regional Activity Center - Mixed Use (NWRAC-MU):
Illustrations of Design Standards Comment Sheet**

Case Number:	DRT18014	Zoning District:	NWRAC-MUe
Project Name:	Seven on Seven	Date of Review:	November 27, 2018
Project Address:	920 NW 7 th Avenue		

STREET DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Final DRC signoff cannot be attained until the proposed project submits all plans and surveys required by each applicable discipline. Moreover, plans shall adhere to the NW-RAC Illustration of Design Standards.					
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.				X
S-2	Development above right-of-ways (air rights) does not occur.				X
S-3	Streets have reduced lane widths.				X
S-4	Traffic calming is utilized rather than barricading streets.				X
S-5	On-street parking is maximized on all streets.				X
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.				X
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.				X
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.				X
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth.				X
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees).				X
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.				X
S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.				X
S-13	Drive-thrus are avoided in most cases.				X
STREET DESIGN STANDARDS: GENERAL COMMENTS					

1.					
2.					
BUILDING DESIGN STANDARDS: NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE (NWRAC-MU):		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.				X
B-2	Structured parking design is well integrated into the overall building design.				X
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.				X
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses.				X
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. Primary Street: The building frontage abutting a Primary Street should be built to the property line. Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line.				X
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. Side / Rear Yard Setbacks: 0 feet* *15 feet when abutting existing residential				X
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights 2 stories or 25-feet minimum 5 stories or 65-feet maximum				X
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall.				X
B-9a	Buildings do not exceed maximum height dimensions 100-feet NWRAC-MUe 65-feet NWRAC-MUw				X
B-9b	Maximum Floorplate: Commercial 32,000 square feet Residential 12,000 square feet				X
B-9c	Minimum Tower Separation: 40 feet (depending on floorplate)				X

B-9d Minimum First Floor Height: Fifteen (15) feet				X
B-10 Towers do not exceed minimum stepback dimensions and maximum floorplate area. Min. Tower Stepback Front Corner Side Rear Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate Secondary Street: 15 feet 15 feet [Dependent on floorplate] Maximum Floorplate / Minimum Tower Stepback Commercial 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and rear stepback 16,000 square feet / 20 feet side and rear stepback Residential 12,000 square feet / 30 feet side and rear stepback 10,000 square feet / 25 feet side and rear stepback 8,000 square feet / 20 feet side and rear stepback				X
B-11 Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".				X
B-12 Towers contribute to the overall skyline composition.				X
B-13 Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.				X
B-14 Buildings are of high quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.				X
B-15 Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.				X
B-16 Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.				X
B-17 The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing Primary Streets – minimum 60% Secondary Streets – minimum 50%				X
B-18 Buildings with historic value are preserved and utilized for adaptive re-use.				X
B-19 Architecture responds to the unique nature of the South Florida environment.				X
B-20 Pedestrian shading devices, of various types, are provided along the façade of buildings.				X

B-21 Active and 'extroverted' ground floors with retail are located in strategic locations.				X
B-22 In residential buildings, ground floor units have individual entrances.				X
B-23 Balconies and bay windows animate residential building façades.				X
B-24 The 'Fifth Façade' of a building is treated as part of the total design.				X
B-25 Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.				X
B-26 Noise pollution as a result of building design is mitigated.				X
BUILDING DESIGN STANDARDS: GENERAL COMMENTS				
1.				
2.				

