



Case Number: R19001

CASE COMMENTS:

1. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point. Please ensure this requirement is met.
2. Please show the FDOT sight triangles for driveways in accordance with the FDOT Design Manual (FDM) section 212.11.1 Stop Control (AASHTO Case B).
3. Provide FDOT pre application access management letter for the proposed curb cut on N Ocean Blvd.
4. All 90 degree back out parking must have 24 feet for backing out. Please dimension the width between all back out parking spaces.
5. Ensure all loading and unloading can be accommodated on-site.
6. Per the City's connecting the Blocks plan, ensure sidewalk is a minimum of 8 feet wide on N Ocean Blvd. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
7. The concrete slab around the storm drain manhole in the public right of way must not have a curb around it if it obstructs the 8 foot clear sidewalk. If a curb is proposed to surround the pad the 8 foot clear sidewalk must meander around the curb while not losing the 8 feet in width.
8. Bicycle parking is encouraged. 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.
9. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
10. 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.
11. Additional comments will be provided upon further review off traffic impacts and potential mitigations.
12. 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.



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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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- 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 neighborhood associations is provided on the City's website: <http://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 Medium-High Density Residential 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 copy of plat 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) 357-6623 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Provide accurate colored renderings which accurately depicting the project as viewed along A1A.
- 5) Provide FDOT pre-application approval letter for the proposed curb cut along A1A.
- 6) It appears that the drive aisle that services the property to the north encroaches into the site. Provide copies of any communication or agreements regarding drive aisle.
- 7) Provide the following changes to the site plan:
 - a) Provide measurement at the "pinch points" to ensure the 24' minimum clearance will be provided;
 - b) Provide clear path measurement on existing sidewalk along A1A to ensure ADA requirements are met;
 - c) Provide measurement from property lines to all mechanical equipment;
 - d) Remove "utility" reference in the easement language;
 - e) Provide palm trees along the right-of-way similar to those existing on A1A;
 - f) The existing light poles installed by FDOT along the A1A may affect the proposed sight triangles; and
 - g) 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 Florida Power & Light Company indicating such.
- 8) Fee simple lot lines should include 2nd floor encroachments.
- 9) Provide information and location regarding trash receptacle pick-up.

GENERAL COMMENTS

The following comments are for informational purposes:

- 10) 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.



- 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 Final DRC sign-off, please schedule an appointment with the project planner, Yvonne Redding, (call 954-828-6495) 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.
- 12) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Frank Rabinowitz, Plans Examiner (954-828-6237) to obtain his signature on the final DRC plans.
- 13) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



A. For projects which DO NOT require either Planning and Zoning Board or City Commission review and approval (i.e. DRC level II only):

1. Applicant shall schedule an appointment with the Project Planner to go over DRC comments; In advance of this meeting e-mail revised site plan and any other relevant plans as well as narrative responses to original DRC comments. Project Planner will invite other members as applicable to go over the responses and plan changes.

2. Once deemed complete, applicant will submit six (6) complete sets of revised signed and sealed site plan documents; including site plan, landscape plan, elevations, floor plans, and any documents requested by the DRC to the Urban Design and Planning counter, including an electronic version of plans.

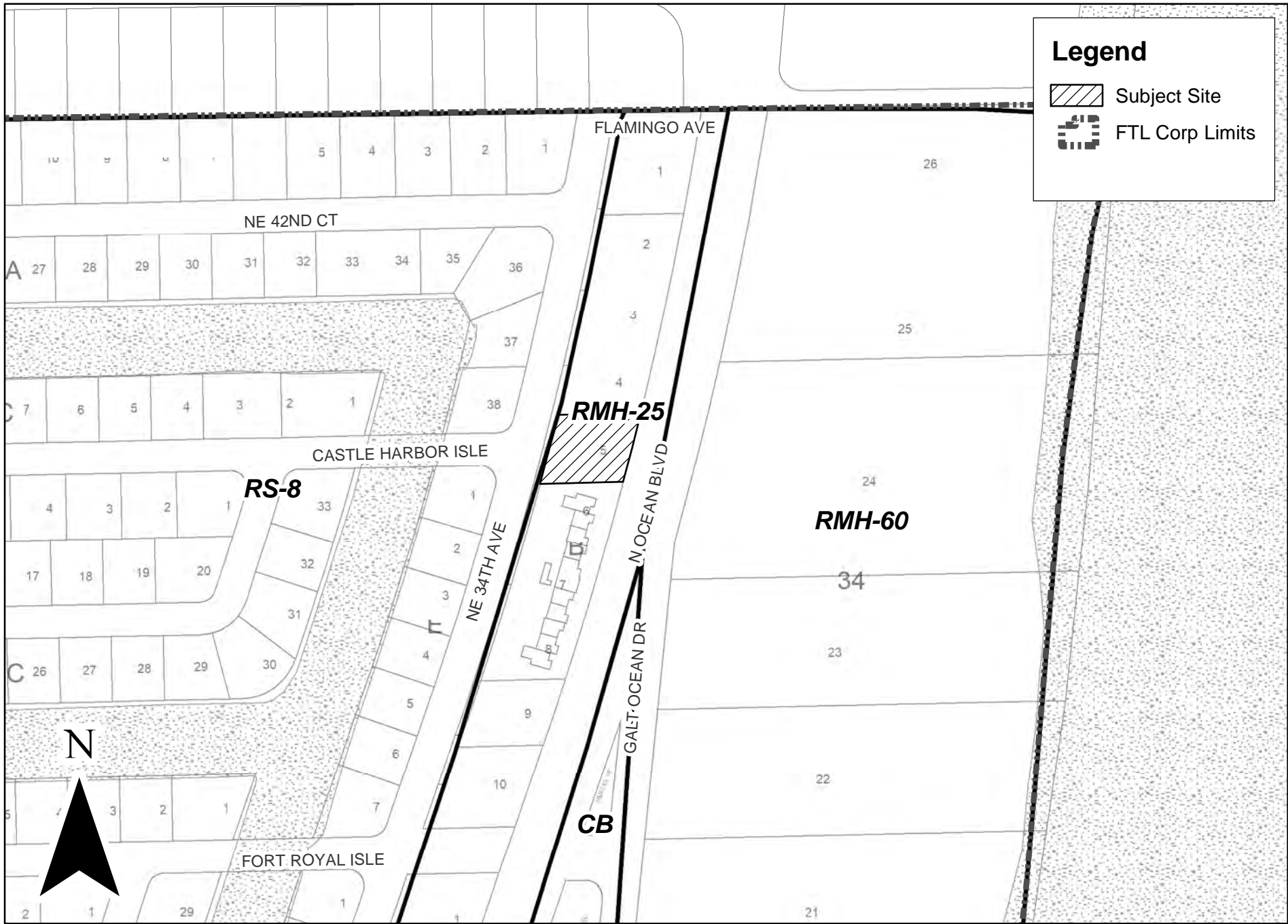
The Project Planner will approve/assign the "DRC Sign-Off" stamp and will e-mail all DRC members who had comments that the application is ready to be routed for signatures.

3. The applicant shall route the plans to the appropriate DRC members for review and sign-off; Signatures are not required from those DRC members that do not provide comments. The DRC members and their phone numbers are included in the DRC comments set. Applicant shall provide contact information when leaving any anticipated plans for DRC members.

Alternatively, sign-off appointments are available to applicants to obtain signatures on plans from all representatives at one time in preference to scheduling individual appointments. These appointments are available at the bi-weekly DRC Agenda days after regular agenda items are completed, are subject to availability and must be coordinated through the Project Planner, after plans are deemed ready for sign-off. The Project Planner will first inform other members about the status/readiness of the plans for sign-off to determine any outstanding issues, and if ready will then send a calendar invite to all disciplines who had comments to be present at the meeting to sign-off.

4. The Project Planner (listed on the coversheet of the DRC comments set) is the last person to sign the final DRC approval; Once all appropriate sign-offs are received, one (1) set of plans shall be retained by the Urban Design and Planning Division, and remaining sets shall be used as part of the building permit submittal when application is made. Applicant may request less copies if not all six will be needed. However, please keep in mind replacement sets are often requested. If subsequent revisions are made to the plans, re-review by DRC members may be required.

5. After Final DRC sign-off applicant will submit a copy of the Final-DRC plans along with the Building Permit sets to the Building Division.



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