



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 12, 2019

APPLICANT: Development4Life Partners, LP.

PROJECT NAME: Gardenia Park

CASE NUMBER: R19007

REQUEST: Site Plan Level II Review: 46 Residential
Townhouse Units

LOCATION: 501 NW 17th Street

ZONING: Residential Single Family and Cluster/Medium
Density (RC-15)

LAND USE: Medium Density Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: R19007

CASE COMMENTS:

1. Provide the FBC Building Type designation on the plans.
2. Provide Details for Tenant Separation Walls from floor to roof Compliant to FBC with required Fire Resistance

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

3. 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.
4. 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.
5. 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:

6. 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.



Case Number: R19007

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

- a. Provide 20' corner chord permanent Right-of-Way Easement or dedication on northeast corner of NW 6th Avenue & NW 17th Street intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans, as depicted on proposed plat (PL17007). To be dedicated as part of plat.
- b. Provide 25' x 25' permanent Right-of-Way Easement or dedication on southwest corner of NW 3rd Terrace & NW 17th Court intersection per ULDR Section 47-24.5.D.p; show / label delineation in the plans as depicted on proposed plat (PL17007). To be dedicated as part of plat.
- c. Provide a permanent non-exclusive access easement over parcel 'A' (private road) to the City of Fort Lauderdale; show / label delineation in the plans as depicted on proposed plat (PL17007). To be dedicated as part of plat.
- d. Provide 10' x 15' (min.) permanent Utility Easement 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 of the proposed private water and sewer main); show / label delineation in the plans as appropriate. To be recorded prior to issuance of final certificate of Occupancy.

CASE COMMENTS:

Prior to final DRC sign-off, please provide updated plans and written response to the following review comments:

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.
2. The corresponding plat application (PL17007) shall be approved by City Commission prior to Final DRC Sign-off. Depict any proposed easements/ dedications as part of the plat on site plan for coordination with proposed improvements.
3. Discuss status of existing encumbrances such as easements (including whether public or private) shown on Survey: 25' storm drain and force main easements along eastern boundary of property. Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
4. Discuss if existing 25' storm drain and force main easements along eastern boundary of property are public easements. If so, contact the City's Public Works Department or other public agency (i.e. FDOT) to confirm the location of any public utilities within the Utility Easement, and obtain a 'letter of no objection' and/ or additional requirements associated with the construction of the proposed private improvements (i.e. drainage, water and sewer, trees/ landscape, lighting, parking/curbing, etc.) located within the Utility Easement.
5. Plat refers to 25' storm drain easement recorded on ORB 3546 page 431, which differs from recording information on survey/ title commitment notes. Correct information on plat accordingly. Also, drainage easement appears to be dedicated to the City of Fort Lauderdale, although City GIS map indicates 84" RCP drainage pipe with easement is owned and maintained by FDOT. Applicant to contact City and FDOT to confirm maintenance responsibility. If FDOT maintains the storm pipe, correspondence from FDOT must be provided indicating whether they have additional requirements associated with the existing easement and proposed private improvements within the utility easement in proximity to the existing utility.



6. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed) and how the removal of said utilities will not impact adjacent properties. If they are being relocated, depict where they are being relocated to and any easement provisions to allow for continue access of the utilities.

There are several overhead wires and poles within this property that appear to serve adjacent properties as well that are labeled to be relocated, however the plan does not depict where they are being relocated to. Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements).

Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, overhead wires, fire hydrants, manholes, etc.

7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing improvements as applicable (i.e. proposed sidewalk along NW 6th Ave at and existing fire hydrant/ sidewalk north of property, proposed sidewalk and driveway on NW 3rd Ave and NW 17th Court). Why isn't a sidewalk being proposed for the whole area adjacent to this property at NW 3rd Ave and NW 17th Court? Is streetscape landscape being proposed on these areas?
8. Discuss existing speed humps along NW 17th Street and proposed stop bars/ signage east and west of proposed development driveway connection with TAM.
9. Discuss the proposed turn around area at the eastern side of the project adjacent to NW 3rd Ave. What is the purpose if egress is provided to NW 3rd Ave? Also, discuss striping the transition area where the private driveway narrows from 2-way to 1-way/ egress only (adjacent to the turnaround area).
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) 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](#).
11. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 6th Ave, NW 17th Street, NW 17th Court and NW 3rd Avenue ; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing utility easement boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections.
12. Provide and label typical roadway cross-sections for the proposed development side of NW 6th Ave, NW 17th Street, NW 17th Court and NW 3rd Avenue: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Section E-E along NW 17th Street does not appear correct as there is already an existing road which is crowned not inverted crown as depicted. Also, looking at BCPA it appears the majority of the existing pavement is north of the centerline of the right of way rather than south as depicted on the survey. Verify information and discuss proposed roadway cross section with TAM. Is the intent to propose (2) 12' wide lanes? If so, ensure the proposed pavement markings align with the center of the proposed roadway.



13. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
14. Continue concrete sidewalk across driveway access points/ connections to City right of way; design driveways 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.
15. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls.
16. For surface parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
 - c. Depict wheel stops where proposed parking is adjacent to sidewalks to keep the pedestrian path clear.
17. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
18. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
19. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
20. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way and easements (adjacent and within the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
21. Coordinate with Public Works for any connections to and/or demolition of existing City infrastructure. Any 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.

- a. For Storm Drainage, Sanitary Sewer, and Water related matters, contact Raymond Rammo at 954-828-5990 or rrammo@fortlauderdale.gov.
 - b. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - c. Provide written correspondence between Public Works and the Engineer of Record.
22. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing 84 inch RCP storm drain pipe and 10" sewer main within adjacent NW 17th Street and 25' storm easement and existing 6 inch water main within adjacent NW 6th Avenue Right-of-Way (per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance is required between the edge of City utilities infrastructure (pipes, exfiltration trenches, structures, etc.) and proposed small and large trees, respectively (including proposed water and sewer services to the development). Appropriate root barriers shall be installed per City's landscaping regulations a min. 1 foot away from the City utility/ infrastructure. Any 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. Demonstrate separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
23. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-se>
24. Conceptual Water and Sewer Plan:
- a. The proposed sewer within the development shall be privately maintained, and the City shall have no maintenance responsibilities beyond the connection points outside of the development. A private sanitary sewer manhole shall be installed within the property along NW 6th Ave for the proposed 8 inch private gravity sanitary sewer main. A 10'x15' min. utility easement shall be provided for City access accordingly.
 - b. Please include the latest version of City Water and Sewer Standard Details on plans as applicable.
 - c. The proposed 6 inch water main within the development shall be privately maintained. Recommend looped water main system to contain two (2) end connections instead of three (3). (2) Master meter vault (s) shall be installed within the property within 10'x15' min. utility easements for City access accordingly. Meters shall accommodate dual flow.
 - d. Proposed private and water and sewer mains are proposed to cross the existing 84" RCP storm pipe within the existing 25' drainage easement that runs north and south through this property. Is the installation of these private utilities within the easement allowed or even feasible? Provide utility crossing information on plans accordingly to confirm and correspondence from utility/easement owner indicating they have no objection to proposed improvements.



25. Conceptual Paving, Grading, and Drainage Plans, details and sections:
- a. Provide additional existing/ proposed grades on development plans/ survey to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate and typical lot grading for the proposed townhomes within the development), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways.
 - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
 - c. Proposed on-site private drainage system is not allowed to connect to City and/or existing stormwater system (per City Utility Atlas Maps) on NW 17th Court/NW 3rd Terrace. An alternate on-site private drainage system must be proposed such as on-site Exfiltration Trenches or any other on-site drainage system designed by the Engineer-Of-Record.
 - d. Proposed private drainage system cannot be located within the State's 25-foot Easement.
 - e. Verify all proposed drainage structure elevations as well as proposed on-site/ off-site grades at they appear to be considerably higher than adjacent properties/ right of way and it is not clear what the drainage design intent is.
 - f. Provide enough grading on proposed sidewalks/pavement to ensure ADA compliance and proper harmonization to existing improvements.
 - g. Section A-A does not match information shown on plans as it depicts runoff being directed towards proposed median instead of edge of pavement.
 - h. Section E-E does not appear correct. It indicates proposed sidewalk should match existing property grades which are at least 2' lower than proposed grades. Also, road section and direction of drainage is not depicted correct on section as NW 17th Street is a crowned road and drainage is directed to existing swales.
 - i. Proposed Exfiltration Trenches on NW 17th Street configuration must be changed to two (2) catch basins on either side of the Exfiltration Trench. Provide drainage inlet with PRBs (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - j. Proposed exfiltration trench pipe in Right of way to be RCP, also grate elevations appear to be much higher than adjacent pavement elevations. Verify and correct.
26. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent. 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.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).



27. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
28. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26.
29. 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.
30. 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.
31. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system. 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 (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)

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](http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4) 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.

32. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

33. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Existing Stormwater Asset Map possibly affected by the Proposed Development





Case Number: R19007

CASE COMMENTS:

Please provide a response to the following:

1. Fire hydrant location must be shown and comply with National Fire Protection Association (NFPA) 25.
2. Fire department access must comply with Florida Fire Prevention Code 1 (FFPC 1) 18.2.3.4.1. Dimensions:
 - a. 18.2.3.4.1.1. Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 meters).
 - b. 18.2.3.4.1.2. Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches (4.1 meters).
 - c. 18.2.3.4.1.2.1. Vertical clearance shall be permitted to be reduced provided such reduction does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved.
 - d. 18.2.3.4.1.2.2. Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
3. Are these fee simple units or are they apartments?

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

4. Not Applicable.

Please consider the following prior to submittal for Building Permit:

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



Case Number: R19007

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 includes limited sod areas, native plant requirements, hydrozone planting requirements, street tree requirements, irrigation limitations, etc. Please see MuniCode for updated ordinance https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nod_eld=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
2. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. The city prefers the utilization of 100 percent shade trees as street trees unless site conflicts will limits their use.
 - a. With 845.67 linear of frontage along NW 17 AVE. by the ratio of forty would be 22 shade trees.
 - b. Please verify that the overhead utilities will be place under ground or removed.
 - c. Please propose the offsite drainage into the offsite parking area freeing area in the swale for the code required street trees.
3. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
4. Shade trees must be located a minimum of fifteen feet away from structures.
5. 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. CU 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.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the CU Structural Soil.
 - b. The use of Silva cell structures in place of CU Structural soil may be an approved option. Please provide a detail and demonstrate on landscape, site and civil plans the locations of use.
6. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
 7. For existing trees that are to remain in place,
 - a. Please provide information as to the impact the site construction will have on the trees and palms.



- b. Please have a certified Arborist provide a report on the steps involved in protection, root pruning, canopy pruning and how trees will be preserved from change of grade.
8. Lighting fixtures with an overall height of more than ten (10) feet shall be located a minimum of fifteen (15) feet away from shade trees - as per ULDR Section 47-21.12. Confirm with civil, 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.
 - a. There appears to be many conflicts within landscape areas that would benefit with the shifting of the utilities for placement of trees and palm trees.
9. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
10. Illustrate and label the horizontal clearance from tree trunk to edge of underground utilities on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms. Provide a cross section detail to illustrate this clearance.
 - a. Please verify if the underground sanitary sewer line along NW17 ST. is no longer in use, to be removed or is live. If the line is live and in use the street tree planting will require modification.
11. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance please.
12. Provide, in tabular format, all required versus provided landscape calculations.

Tabulation of plant materials – please list.

 - a. The particular trees and palms break down that are to count toward each site code requirement.
 - b. Sod/turf area percentage not to exceed 50% of the net lot area.
13. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
14. For a stronger shade presents and a heavily vegetative view from NW 17 ST.
 - a. Please propose shade trees alongside the property fence line along NW 17 ST. as proposed on NW 6 AVE.
15. Tree Disposition sheet.
 - a. Koelreuteria bipinnata species rating is class “B” not “E” as indicated on the Tree Disposition sheet, please correct calculations.
 - b. For specimen size 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. This information is required to calculate equivalent value mitigation.



- c. Many of the trees show as having a high condition rating, these may be good candidates for relocation on and offsite. Please look into having the ISA Arborist evaluate the trees and prescribe the actions for relocation instead of destroying. Permit not required for preparation for relocation yet the preparation should begin as soon as possible.
- d. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

16. A separate sub-permit application for Tree Removal, Relocation, GLandscape (right of way Landscape and Engineering review) and General Landscaping for site is required at time of master permit submittal.
17. 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.



Case Number: R19007

CASE COMMENTS:

Please provide a response to the following:

1. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
2. Consider pre-wiring residential units for alarm systems.
3. Consider options of how to control the pool area from unwanted activity/persons.
4. Pool area should incorporate safety features to prevent unsupervised children from accessing the pool.
5. Will entry areas be gated?

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

6. Not Applicable

Please consider the following prior to submittal for Building Permit:

7. Not Applicable



Case Number: R19007

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 ULDR Section 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.
 - a. 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.
 - b. 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:

10. Not Applicable.



Case Number: R19007

CASE COMMENTS:

Please provide a response to the following:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Please reduce the width of the on street parking stalls to 8 feet 8 inches.
3. City reserves the right to meter on street parking in the public right of way at any time.
4. Existing speed humps must be replaced. Show on the site plan existing speed humps are to be replaced.
5. All 90 degree back out parking is required to of 24 feet in width to back out into.
6. All elevation changes must begin within the property line and not within public right of way or public access easements.
7. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
8. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
9. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
10. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities for each driveway.
11. 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.
12. Bicycle parking is strongly recommended. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards 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.



13. 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.
14. Additional comments may be provided upon further review.
15. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

16. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
17. 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.
18. 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: R19007

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 at: <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 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. The plat for this site has been approved by the City Commission. Prior to Broward County recordation of the plat, verify that the proposed site plan and plat do not conflict. 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 plat.
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.
5. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-18.33, Single family dwelling, attached: Townhouses;
 - b. Section 47-25.2, Adequacy Requirements.
6. Indicate the project's compliance with ULDR Section 47-18.33.B, Townhouse Site Design Criteria by addressing the following:
 - a. Section 47-18.33.B.3, Group Limit, provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group;
 - b. Section 47-18.33.B.7, Entrance requirements, all units facing the public right-of-way must have entry features that are compliant with 47-18.33.C.6, highlight entry features provided;
 - c. Section 47-18.33.B.10, Fence and Wall Requirements, a wall or fence must be installed between the development site and any neighboring residential property unless specifically requested and then approved by the Planning and Zoning Board;
 - d. Section 47-18.33.B.4, Access, provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group; and
 - e. Section 47-18.33.B.5, Yard Requirements, a minimum five foot easement is required around each building group except when directly abutting a right-of-way.
7. During the City Commission hearing appealing the Planning and Zoning Board's denial of the associated rezoning, City Commissioners directed staff to review the site plan with the vision to promote exemplary design and ensure the project's seamless integration with the surrounding community. Please provide a narrative indicating compliance with this intent and address on site plan by incorporating design changes recommended in this report. The intent behind the following comments is to provide a seamless integration of the project into the existing character of the



surrounding single family neighborhood and to continue the established street grid by redesigning the building massing and distribution of setbacks, paying special attention to provisions for light and air and a more concerted effort to balance building massing and scale to fit within the pattern of existing homes. Please see townhouse examples on the final page of this report that highlight some of these elements.

8. Provide the following changes on site plan:
 - a. Update the site plan data table to the current zoning district;
 - b. Straighten "Proposed Building 1" and "Proposed Building 2" to maintain a consistent street wall along NW 17th Street;
 - c. Improve the overall pedestrian experience along the street frontage by reducing fence height, adding pedestrian entry features; etc.;
 - d. Redistribute the units onsite to reduce the number of units in each building group in an effort to reflect the existing neighborhood pattern;
 - e. Indicate proposed location for mechanical equipment including screening of such equipment;
 - f. Dimension vehicular stacking entering and exiting the private driveway for the proposed development at NW 3rd Avenue, NW 5th Avenue and NW 6th Avenue;
 - g. Clearly label on site plan the location of any enclosure(s), dumpster(s), recycling area(s), containers, etc. and indicate on plans or building floor plans where applicable;
 - h. Distribute the on-street parking spaces for a consistent design that accommodates street trees placed in bulb outs for shade and street canopy;
 - i. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks; and,
 - j. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead line should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
9. Provide the following changes on elevations:
 - a. Provide elevations in color and indicate the building materials and colors that will be used;
 - b. Show setback dimensions from the property lines on the elevation pages;
 - c. Provide additional articulation to the building facades;
 - d. Redistribute the building massing and add façade articulation by incorporating breaks between units and separate groupings with provisions for light and air between to mimic single family homes.
10. Within the development, the sidewalk between "Proposed Building 3" and "Proposed Building 4" as well as the sidewalk between "Proposed Building 4" and "Proposed Building 5" terminate without a crosswalk at the private driveway. Per Section 47-20.5.B. Address the pedestrian/vehicle conflicts indicated on site plan to assure "the safety and convenience of pedestrians" and "avoidance of congestion, confusion and conflicts between pedestrian and vehicular traffic."
11. Provide details of the fence to indicate compliance with Section 47-18.33.B5.9, *Fence Requirements*, and consider the visual impact of the fence along NW 17th Street and NW 6th Avenue. Fencing should be placed and designed in a way that relates to the public realm/street and project. Consider reducing height of fence to four feet and providing transparency or finish that articulates the building behind and provides safety through visibility along the street.
12. Provide a narrative describing the proposed recreational and utility easement.
13. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:



- a. Location and orientation of all proposed signage;
- b. Dimensions of each proposed sign (height, width, depth, etc.);
- c. Proposed sign copy; and,
- d. Proposed color and materials.

Please note any proposed signs will require a separate permit application.

14. Property lot lines shall be depicted on the Site Plan for each Townhouse unit. These should be reflected on the Site Plan prior to Final DRC sign off, and shall be recorded prior to Building Permit application is submitted. Please keep in mind these aspects will be coordinated with the Zoning Reviewer and the City Attorney's Office during building permit as they are related to yard requirements.
15. Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent Common Areas.
16. Provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A townhouse development shall have a recorded maintenance agreement for the common areas and guest parking. Such agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off. A minimum five foot easement is required around each building group.
17. 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 application for final DRC approval, please provide 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.
18. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.
19. Staff recommends that external bicycle parking be provided. If shared amenities are provided, include additional bike parking at those locations. Ensure bike parking is located 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. For reference, 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/>
20. 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 pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

21. All agreements must be reviewed and approved by the City Attorney's Office prior to Final Development Review Committee sign-off.

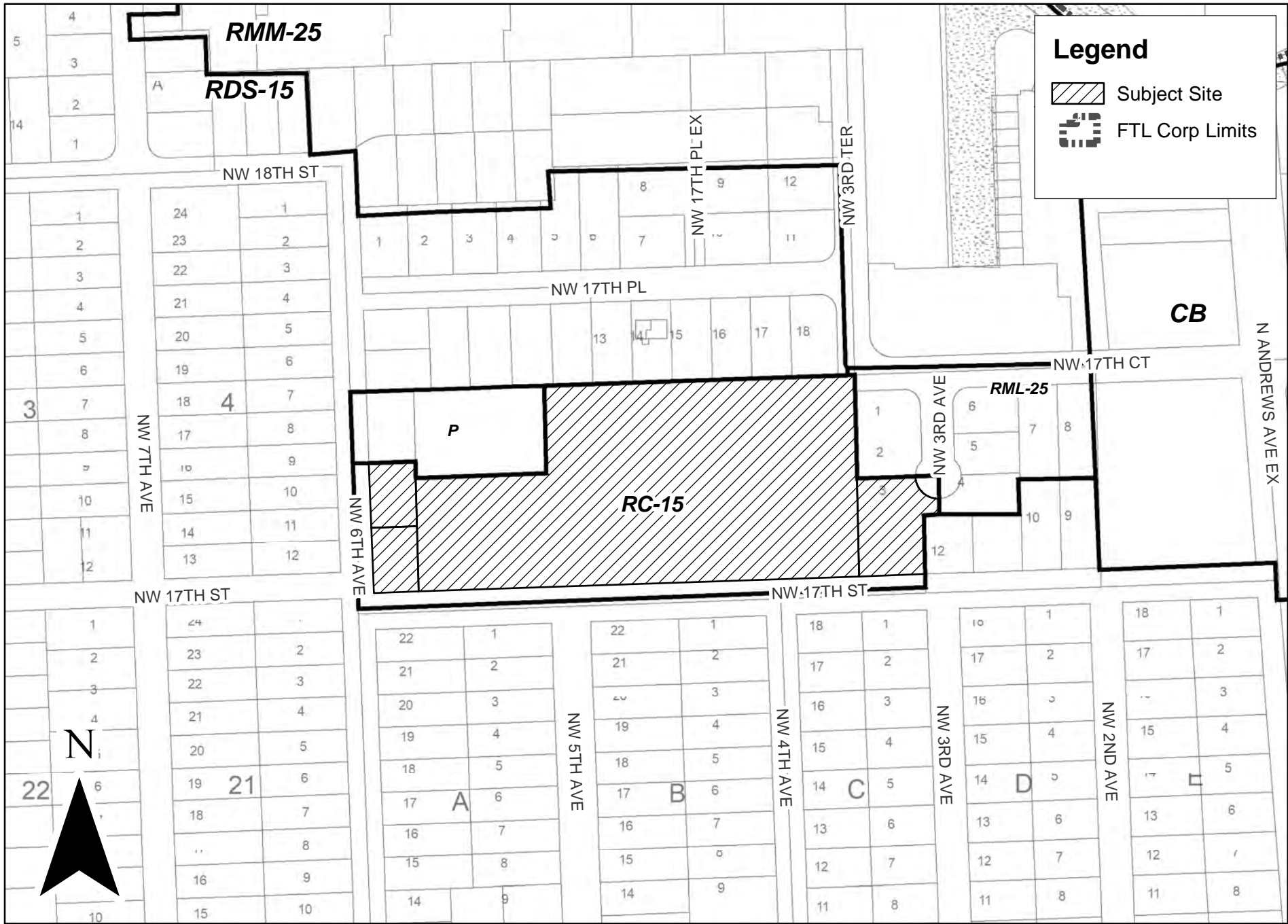


22. Provide a written response to all Development Review Committee comments within 180 days.
23. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros via email at NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
24. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
25. 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 locations receive approval from the Building Service Department's Development Review Committee Representative.
26. Additional comments may be forthcoming at the Development Review Committee meeting.



Examples of Façade Articulation, Mitigation of Massing Elements to address Building Scale, provisions for Light and Air, Walkable Neighborhood Street Grid with Shaded Sidewalks and Pedestrian Entry Features:





R19007

