



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 12, 2019

APPLICANT: Samuel Group, Inc.

PROJECT NAME: Samuel Group Automotive

CASE NUMBER: R19011

REQUEST: Site Plan Level II Review: 672 Square-Foot
Automotive Sales within 100 Feet of Residential
Property

LOCATION: 2217 NW 19th Street

ZONING: Intense Commercial Business (County B-3)

LAND USE: Commercial

CASE PLANNER: Adam Schnell



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CASE COMMENTS:

- 1) Provide Documentation of the Pre- Fab Compliance to FBC with Accessibility.
- 2) Indicate FBC Code compliant attachment details to a compliant foundation design.

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.



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

- a. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along north side of NW 19th Street (coordinate with BCHCED), to complete half of 80' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required. Confirm a 70' right of way exists since the site plan indicates 60' right of way along NW 19th Street although the dimension to the center line of the road reads 35'.

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. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). 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, fire hydrants, manholes, etc.
4. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for NW 19th Ave.
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing improvements (on-site and off-site) as applicable. Plans indicate existing on-site asphalt is to remain, however it appear existing pavement is in bad condition. Also along NW 19th Ave, clearly indicate whether new sidewalk is proposed, existing drop curbs (not being used) to be replaced with Type F curb, etc.
6. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.



7. 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. 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](#). Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
8. Provide and label typical roadway cross-sections for the proposed development side of along NW 19th Street: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
9. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 19th Street ; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing/ proposed 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.
10. Clarify whether sidewalk along NW 19th Street is existing or proposed. Coordinate with TAM on sidewalk width requirements and depict information on plans accordingly. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly including removal of any unused curb cuts and replacement of existing curb cuts to remain that are not ADA compliant.
11. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
12. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, especially where not adjacent to 90 degree parking stalls. Discuss eliminating the existing/ proposed asphalt/ drive area between the right of way and the building where the new sign is proposed for stacking purposes as well as to provide additional pervious area since site circulation is adequate by using both curb cuts and driveway between the parking and storage area north of the building. Discuss stacking requirements with TAM.
13. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
14. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at



intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements. Please note maximum cross sectional slope is 2%, 5% is allowed longitudinally only. Also, ensure wheel stops are provided for all proposed car storage area adjacent to sidewalk to avoid overhang and blocking of pedestrian path.

15. 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.
16. 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 dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

17. 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.
18. 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.
19. 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 rammo@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 the Public Works and the Engineer of Record.
20. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. 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.

21. 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>
22. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
 - a. Show proposed domestic and fire water pipes. Proposed water meter(s) must be installed within right of way/sidewalk, per City standards. Include applicable City water details on the plans.
 - b. Proposed sewer cleanout must be installed within right of way/sidewalk, per City standards. Include applicable City sewer details on the plans.
 - c. Public Works Operations does not allow 90-degree bends within the City's Right-of-Way. Two (2) 45-degree bends are preferred.
23. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
24. Provide conceptual Paving, Grading, and Drainage Plan and details with sufficient existing and proposed grades to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate). 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 Right-of-Way (coordinate as appropriate with BCHCED for mitigation of additional runoff within those jurisdictions).
25. 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 properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.



26. 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.
27. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
28. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: R19011

CASE COMMENTS:

Please provide a response to the following:

1. These comments from the Landscape Department are primarily for what has been so far submitted for DRC first review. Please provide complete plans following the requirements of Broward County – Code of Ordinances – Chapter 39 version DEC.18, 2018.
2. *Landscape layout plan:* Plans and drawings showing the location of buildings, structures, underground and overhead utilities, pedestrian transportation, or environmental systems, and the detail for placement of site amenities, accessibility components, plantings, and other tangible objects. Plans shall be numbered, dated, North arrow indicated, scaled, and sealed by an appropriately licensed professional where required by Section 481.321, Florida Statutes.
3. *Landscape plans required.* All new developments shall submit landscape plans in the form of a landscape permit application, building permit application, or as part of an overall development order for site plan approval. Landscape plans shall identify the plants selected for the site, the quantity, size, and quality of such plants, in accordance with the Broward County NatureScape program promoting Florida-Friendly Landscaping™ and Best Management Practices, and planting specifications, as required by this article.
 - a. Be drawn at a minimum scale of one (1) inch equals twenty (20) feet;
4. *Florida-Friendly Landscaping™:* Quality landscapes that conserve water, protect the environment, are appropriate for local conditions, and are drought, wind, or salt tolerant. The principles of Florida-Friendly Landscaping™ include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components of Florida-Friendly Landscaping™ include planning and design, soil analysis, use of solid waste compost, practical use of turf, and proper maintenance. The principles of Florida-Friendly Landscaping™ are explained in detail in the most recent edition of The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design, published by the University of Florida IFAS Extension and the Florida Department of Environmental Protection.
5. Signs. All permanent freestanding sign installations require the installation and establishment of a minimum of one (1) shrub for every two (2) lineal feet of width of the sign structure on each side and a minimum of five (5) feet of groundcover around the perimeter of the sign base, designed in such a manner so as to not block the message on the sign.
6. Screening of equipment. Dumpsters, mechanical equipment, and electrical transformers shall be screened on at least three (3) sides by landscape material that is a minimum of thirty (30) inches in height. Such screening shall not interfere with normal operation of equipment.
7. Minimum Landscape “Buffer Landscape” Requirements; multifamily and nonresidential B Zoning Districts with lots over 25,000sqft in size the front buffer is 10 feet. Side buffer is 10 feet on lots over 20,000sqft in size.
8. Parking islands:
 - a. Tree islands are required at each end of a parking row.



b. 1 Parking island required for every 10 parking spaces, or portion thereof.
See Broward County Code of Ordinances – Chapter 39 version DEC.18, 2018 for required tree island sizes.

9. Additional comments may be forth coming upon next review.

GENERAL COMMENTS

The following comments are for informational purposes.

1. A separate sub-permit application for Tree Removal, Relocation, General Landscaping and GLandscape (landscape in the Right Of Way) for the site is required at time of Building master permit review submittal. The Landscape and Tree permit application documents differ from the Broward County standard applications.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted





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CASE COMMENTS:

Please provide a response to the following:

1. The site should be equipped with a secured vehicle key management system housed in a secured room.
2. The business should be equipped with an intrusion alarm system and a silent, manually activated robbery and emergency notification system for police response. The system should feature battery and or cellular backup systems.
3. The business should be equipped with a Closed Circuit TV (CCTV) system that is capable of retrieving an identifiable image of an offender. The system should cover entry and exit points, parking lots and garages, Key management system and secured room, sales floor and any other area of concern.
4. All glazing should be impact resistant.
5. Vehicular access to inventory floors should be access controlled by a security barrier, gate or traffic access control device or system.
6. All entry doors should be solid, impact resistant or metal and be equipped with tamper resistant security features.
7. The business should be equipped with a safe that is bolted to the floor for cash management and commercial transactions.
8. All landscape and lighting should follow C.P.T.E.D. guidelines.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

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. None



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CASE COMMENTS:

1. All 90 degree back out parking is required to of 24 feet in width to back out into.
2. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
3. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
4. 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, a minimum of 22 feet from the property line into the property is required..
5. 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.
6. 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.
7. Additional comments may be provided upon further review.
8. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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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 Commercial 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) Provide the following changes on the site plans:
 - a. Relocate signage fronting NE 19th Street within the vehicular travelway. Signage cannot be placed in a location that is conflict with vehicular movement. Please note any proposed signs will require a separate permit application.
 - b. Dimensions for the area from the parking spaces on the north side of the building (rear spaces) to the car storage area.
- 6) The "modular building" reference on Sheet SP-4 shows a trailer. Trailers are not permitted uses. Provide documentation that the proposed structure is an approved "modular building", "manufactured building, or "factory-built building" per Florida Building Code.
- 7) Provide the following to clarify the elevations and proposed building's architecture:
 - a. Include awnings and similar architectural features to break up the façade and enhance pedestrian environment.
 - b. Label the elevation drawing on "Sheet SP-4" to show the measurement for the full height of the building.
 - c. Information graphic examples of proposed material.
 - d. Color renderings and/or colored manufacturer images that show proposed structures architectural features. Screening, preferably landscaping, shall be installed to cover mechanical equipment, i.e. the electrical equipment on the sides of the building.
- 8) 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.
- 9) Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered. 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/>. For more information on bicycle parking standards, please email Ben Restrepo at brestrepo@fortlauderdale.gov.
 - 10) 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 DRC Representative.
 - 11) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
 - 12) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Frank Rabinowitz, Structural Plans Examiner (954-828-5237) to obtain his signature on the final DRC plans.

GENERAL COMMENTS

- 13) Please note any proposed signs will require a separate permit application.
- 14) 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.
- 15) 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.

Legend

-  Subject Site
-  FTL Corp Limits



R19011

