



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 26, 2019

APPLICANT: CDH Planning, LLC.

PROJECT NAME: 8th Avenue Townhomes

CASE NUMBER: R19013

REQUEST: Site Plan Level II Review: 5 Residential
Townhouse Units

LOCATION: 507 NW 8th Avenue

ZONING: Residential Multifamily Mid Rise/ Medium High
Density (RMM-25)

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

CASE PLANNER: Adam Schnell



Case Number : R19013

CASE COMMENTS:

- 1) Provide the Safety provisions for the Garages on the Plans.
- 2) Show the Demising wall construction with rated continuity from Floor to the Roof.

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.



Case Number: R19013

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

- a. Provide 5' permanent Right-of-Way Easement or dedication along NW 8th Avenue, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.I; show / label delineation in the plans and shift proposed sidewalk within 5' Right-of-way easement.
- b. If applicable, provide permanent Sidewalk Easement as appropriate along NW 8th Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- c. Plans depict a proposed 5' utility easement around the property. Is that meant to be the access easement required by zoning? Please discuss with your planner and label as private easement on plans accordingly.

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 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 power poles and down guys located along the alley. Depict on plans whether the overhead wires will be undergrounded or where the poles will be relocated to.
4. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development along NW 8th Ave and alley; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing Alley 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/elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.

5. Provide and label typical cross-sections for the proposed development at NW 8th Avenue, at driveway access points, at landscape swale areas (i.e. between travel lane and sidewalk) and at side and rear of property as appropriate.



6. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Show truck turning movements in and out of the property 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. Concrete apron shall also be placed entirely on private property.
7. Depict existing sidewalk adjacent to the development along NW 8th Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
8. Remove or clarify note on site plan referencing FDOT curb and gutter. This right-of-way does not have concrete curb and gutter.
9. Continue concrete sidewalk across driveway access point; design driveway 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.
10. Study possibility of reducing proposed Drive Aisle areas within proposed development as much as practical, to 20' especially where not adjacent to 90 degree parking stalls.
11. Proposed trees shall be installed a min. 6 feet away from adjacent travel lanes when no curb is present.
12. Bike racks (if recommended by TAM) shall be located within the proposed development property lines, and outside sight triangles, easements and dedications.
13. Ensure plans are coordinated (i.e. retention area depicted on civil plans don't match what is depicted on landscape plans).
14. 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.
15. 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.

16. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to 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.



17. 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 Igor Vassiliev at 954-828-5862 or ivassiliev@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. Show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), landscape and civil plans).
 - c. Provide written correspondence between Public Works and the Engineer of Record.

18. 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. Depict separation is provided on plans and include a note regarding horizontal clearance requirement on the landscape plans.

19. 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>

20. Conceptual Water and Sewer plans:
 - a. Proposed water meters must be installed within right of way/ sidewalk, per City standards.
 - b. Please show the proposed connections to the existing City water and sewer utilities.

21. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - b. Provide min. 8 inch deep swale at right of way per std. detail D4.2R.
 - c. Verify grades on proposed driveway connection to SW 8th Avenue, the swale in the driveway only needs to be 1" to 2" deep in the driveway to avoid steep slopes.
 - d. Provide typical sections at all property lines.



- e. Additional coordination maybe required for projects located within Historical Dorsey-Riverbend neighborhoods which are part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
22. Proposed Swales in City ROW handling stormwater runoff in City ROW shall be shown with sufficient grade elevations and transitions details on civil plans to demonstrate that the proposed roadway improvements are not creating drainage puddles in City's roadways. Civil plans and landscape plans do not show the same swale features. Please review and revise as needed.
23. 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. 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).
24. 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. Depict information on plans accordingly.
25. 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.
26. Please note that private stormwater infrastructure (drainage pipes, wells, or basins.), or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way (ROW) or City drainage easements. Please remove any proposed stormwater systems, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities. This comment applies to the proposed private fences, especially when they are proposed on top of an existing drainage outfall pipe.
27. Please add the following (standard City EROSION CONTROL & POLLUTION PREVENTION NOTES)

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 temporary 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 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.
28. Please be advised dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.
29. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
30. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: R19013

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?nodeId=UNLADERE_CH47UNLADERE_ARTIIIIDERE_S47-21LATRPRRE
2. Landscape plans submitted for approval must be prepared by a registered landscape architect, dated, signed and stamped with his or her seal.
 - a. Please have a Landscape Architect acquainted with the codes and ordinances of the City of Fort Lauderdale assist you with your plans.
3. Provide, in tabular format, all required versus provided landscape calculations.
 - a. The 35 percent landscape requirement is taken from the area between the fee simple lot line of the Townhouse to the site property and elsewhere not within the Townhouse property lines.
 - b. Please provide tree and plant species list including amounts and size of proposed materials with sod (turf) usage in square feet and in percentage form. Proposed sod (turf) not to exceed 50 percent of the total landscape area.
4. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
5. Landscape areas are to be protected from vehicle traffic such as with curbing.
6. Vehicle over hang into landscape area will not count toward minimum landscape area requirements.
7. Landscape, Civil and Site plans are to match.
 - a. Please indicate all proposed utilities and retention areas on plans.
8. In regards to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows:

“The edge of any City’s existing stormwater assets (pipes, exfiltration trenches, structures, or other) shall be located at 5’ minimum (7’ preferred) horizontal clearance from any proposed tree’s root system and with appropriate root barriers per City’s landscaping regulations. ”

The 5’ min, 7’ preferred hor. requirement should be measured from the outer edge of the storm pipe or exfiltration trench to the radius of the tree root system—not from the center of a tree to the center of a pipe or other.



9. 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.
-
10. There is a product that the Landscape Department will approve the use of in place of CU Structural soil. With the Structural soil repositioning of the underground utilities is required. The Silva cell product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Silva cell product for this and all future site developments.
 - a. As with the use of CU Structural soil a detail of the product and indication of the extent of use to be provided of the Silva cell product.
 11. 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.
 - a. Being overhead power lines conflicting with the Street tree requirement, please propose small maturing trees.
 - b. Street trees in this site situation must have a canopy clearance of 6 feet, if located at a sight triangle the tree must have 8 feet canopy clearance.
 - c. Trees are required to have a minimum 60 percent canopy to 40 percent clearance ratio, adjust over all height of trees accordantly.
 12. With the requested requirement of shifting the sidewalk please illustrate on landscape plan.
 13. 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.



14. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane 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 from underground utilities. Provide a cross section detail to illustrate this clearance.
 - a. Please illustrate all utilities on site and off site within area of the proposed on the Landscape plan.
15. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
16. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
17. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
18. 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.
19. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
20. Please increase the amount of trees along the drive to the south adjacent to the building. Being installed at 20 feet apart there is room for 3 trees per landscape strip. Due to the future building that will be adjacent to the south, Yellow Tabebuia trees will be problematic as to their health in the future due to shading out by the neighboring building. Please propose trees such as Pigeon Plum. Pigeon Plum trees provide canopy and will do well in lower light situations.
21. 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.



General Comments

The following comments are for informational purposes.
Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal & Relocation and General Landscaping for site is required at time of master permit submittal.
2. 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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. 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.





Case Number: R19013

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Garage doors should be impact resistant.
4. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off track.
5. All glazing should be impact resistant.
6. Units should be pre-wired for an alarm system.
7. The site should be equipped with a vehicular access control system.
8. Lighting and landscaping 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.



Case Number: R19013

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City.
2. Indicate staging area for carts for both collection service and storage.
3. 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



Case Number: R19013

CASE COMMENTS:

1. Provide a parking data table showing the amount of parking that is required according to our city code requirements and how much parking is being provided on site.
2. Please reduce the width of the driveway to 20 feet wide.
3. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
4. A 5 foot right of way dedication is required along NW 8th Ave to complete half of a 50 foot right of way section on your side of street.
5. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
6. The proposed driveway pavers need to be in a maintenance agreement with the city.
7. Street trees not protected by curb and gutter between the tree and travel lane will need to offset a minimum of 6 feet from the travel lane.
8. Show all sidewalk and parking dimensions on the site plan, including all pinch points on the site.
9. Please provide pedestrian lighting along the sidewalk abutting your property.
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.

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.



Case Number: R19013

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated North West Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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) 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) Sec. 47-25.2, Adequacy Requirements
 - b) Section 47-18.33.B, Townhouse Site Design Criteria
- 5) Provide the following changes on the site plan:
 - a) Update setbacks so that the setbacks are no less than half the height of the buildings.
 - i. See ULDR Section 47-5.36., Table of Dimensional Requirements, Note B: "In no case shall the dimensional requirements be less than an amount equal to one-half (1/2) the height of the building, when this is greater than the above specified yard minimums."
 - b) Clarify easement labeling on and Sheet, A100 and Sheet, C-100- Paving, Grading and Drainage. Sheet A100 reads "5' from property line easement" and Sheet C100 reads "5' prop. Utility easement".
 - c) 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.
 - d) Screen all mechanical equipment visible from public rights-of-way preferably with landscaping. Reduced driveway width at the entrance to the project to no less than 20' to decrease pedestrian and vehicular conflicts. (The drive isle must stay 24' wide for two-way vehicular movement)
 - e) Roofed landings are shown on the elevation drawings and roof plan but are missing on the site plans. Update the site plans to show the roofed landings.
 - f) Corrected site data table on Sheet, A-100 with the following changes:
 - i. The minimum lot size is 7,500 SF, not 5,000.
 - ii. Maximum structure height provided is 23' 10", the chart shows 14'.
 - iii. Minimum floor area proposed is 1,400 SF, but the table shows each floor is 750 SF, for a total of 1,500 SF.
 - iv. Minimum side yard shows 10', but per Section 47-5.36., Note B, side yard setbacks need to be no less than half the height of the building.



- v. Verify impervious and pervious calculations. The calculations may be inversed.
- 6) Provide the following changes on the elevation plans:
 - a) Provide color elevation drawings for all structures and informational graphics for building façade materials.
 - b) Per 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.7. Update elevation plans to provide a frontage resembling a primary entrance onto NW 8th avenue from both east facing townhouse buildings.
 - i. The positioning of the windows is not symmetrical, with irregular positioning and sizing.
 - c) Per Section 47-18.33.B.3., Group Limit, "A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade." Provide additional building step back and articulation to comply with the requirements. Show semi-shaded coloration on elevation plans indicating where the building provides the addition step back. Additionally, provide the percentage of front façade step back on plans.
- 7) Any private access and utility easements shall be shown for appropriate cross-access and utilities to ensure full access and maintenance of utilities in the future. The easements shall be shown on the Site Plan prior to Final DRC sign-off, and shall be recorded prior to request for the Certificate of Occupancy. *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.
- 8) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 9) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. 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.
- 10) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 11) 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

- 12) 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.
- 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.



R19013